Elk Point and District Community Impact Study

FINAL REPORT

ELK POINT AND DISTRICT
COMMUNITY IMPACT STUDY

Prepared on behalf of: Town of Elk Point

Prepared by: Nichols Applied Management
Economic and Management Consultants
Edmonton Calgary

January, 1985

ACKNOWLEDGEMENTS

Nichols Applied Management has prepared this report on behalf of the Town of Elk Point and assumes full responsibility for the contents of the study.

A local steering committee was appointed to oversee the preparation of the impact study. The committee met at frequent intervals and provided valuable insights, suggestions, and feedback to the consulting team. Nichols Applied Management would like to extend its sincere appreciation to the various committee members shown below.

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* Members of the Advisory Committee.

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Mary Bennett and Leslie Keith served as local coordinators on the project and assisted the consultants in a variety of capacities including data collection and interpretation, community survey implementation, interviews, report editing, and liaison with the steering committee. The involvement of these bright, conscientious, and energetic individuals has significantly enhanced the quality and comprehensiveness of the impact study.

A considerable number of local and area residents and service delivery representatives were contacted during the course of the research program and were extremely cooperative. The information and insights provided by these individuals formed an important contribution to the study.

Finally, the consultants would like to thank Alberta Municipal Affairs, which was kind enough to provide the maps and graphics used in the report.

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AMOCO Canada Petroleum Company Ltd.
Sulpetro Ltd.
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1. INTRODUCTION

1.1 BACKGROUND TO THE STUDY

The Town of Elk Point, located in northeastern Alberta, has experienced relatively slow but consistent growth over the past two decades. Evidence of accelerating growth has been perceived in recent months and, with the announcement of new resource development projects in the immediate area and an expectation of more to come, it is recognized that Elk Point may expand and change significantly during the coming years. However, no organization has yet attempted to assess the overall implications to the community of current and impending regional development.

Accordingly, in the spring of 1984, the town identified the need for a study:

- to examine community concerns regarding growth and development;
- to assess the local opportunities for residential, commercial, and industrial expansion;
- to evaluate the potential socio-economic impacts of resource development activities on the community and surrounding area;
- to aid Town Council and other government agencies to plan for future development in the community; and,

- to formulate recommendations which will minimize negative community impacts and enhance the positive effects of development.

This report is the culmination of these investigations.

As a first step in carrying out the required research, a steering committee was established consisting of representatives of council and the town administration, the local citizenry, the County of St. Paul, the resource industry, the Northern Development Branch of Alberta Tourism and Small Business, and Alberta Municipal Affairs. A management advisory sub-committee was appointed to act in the absence of the entire steering group.

Terms of reference were prepared for the proposed study, and two local coordinators were engaged for a six-month period to assist in carrying out the required research, and to serve a liaison function between the steering committee and the consultants.

At the end of June, 1984, proposals were requested from consultants and, following a review of the written submissions and interviews, Nichols Applied Management was engaged to undertake the socio-economic impact study. It was envisaged that the study program, which formally commenced on July 26, would be completed over a four-month period.

1.2 METHODOLOGY

The project research was undertaken by Nichols Applied Management with the assistance of Leslie Keith and Mary

Bennett, the local coordinators. The consultants and coordinators met with the steering committee at approximately one-month intervals, although more frequent meetings were arranged between the advisory sub-committee and the coordinators.

During the initial phase of the research program, questionnaires were prepared for the purpose of carrying out personal interviews with a representative cross-section of local residents, businesses, and volunteer organizations. These survey interviews were subsequently completed and the results summarized. Concurrent with these activities, an analysis of the demographic characteristics and economic base of the community was undertaken and the composition of the local business community tabulated.

This work was followed by the design and implementation of surveys of the major resource companies operating in the region. The major aim of the surveys was to collect information regarding future developmental plans and employment, on the basis of which community growth scenarios could be derived .

To assist in evaluating what impacts the community's development might have on the delivery of local and regional services, personal interviews of a semi-structured nature were arranged with a number of service agencies. The information obtained was in turn summarized by the study team.

It was agreed, during the course of the study program, that a more generalized and representative survey of community and area residents would be desirable, to assist in defining local attitudes and perceptions regarding the future growth of Elk Point and the nature of anticipated impacts, and to increase the level of citizen input into the study.

The information collected through the various surveys and background sources was, in turn, interpreted and analyzed. Alternative community growth scenarios were developed and, from these, potential socio-economic impacts were identified and evaluated. Recommendations were formulated which derived from the indicated impacts.

The findings of the study team were documented in draft reports, which were reviewed by the steering committee. Following the necessary revisions and further analyses, the report was finalized and is provided herein.

1.3 ORGANIZATION OF THE REPORT

The report commences, in Section 2, with an overview of the Town of Elk Point: its economic base, demographic features, and community assets. Section 3 following examines the town's community services, facilities, and infrastructure.

The growth and development potential of the Elk Point area is evaluated in Section 4 and some general implications of various growth scenarios are explored. This part of the report establishes the base from which the community impacts are assessed.

In Section 5, the regional development implications to the rural area surrounding Elk Point are examined. Although the main focus of the study is clearly on the town itself, the steering committee has from the outset agreed that the research should address as well impacts related to the rural trading area, which extends roughly one-half hour's driving time from Elk Point.

Section 6 of the report examines the key socio-economic impacts which will likely spill from the future growth and development of the town.

The final chapter in the report discusses the major conclusions and also includes recommendations for enhancing the long-term development of the community and surrounding area.

The Appendices contain detailed statistical data, survey materials collected during the course of the study, and a list of local organizations contacted.

2. THE COMMUNITY SETTING

2.1 INTRODUCTION

This section of the study focuses primarily on the evolving socio-economic base of the Town of Elk Point. The topics discussed include the historical development of the town, the local trading area, population, demographic characteristics, employment patterns, and other essential features of the local community. The strengths and shortcomings of the town, as perceived by residents, are also presented. The analysis is based on local and federal census data, community brochures, and surveys taken during the course of the study.

2.2 LOCATION

- The Town of Elk Point is located in northeastern Alberta, slightly north of the North Saskatchewan River and 257 km (160 miles) northeast of Edmonton. Figure 1 displays the community in a regional context.

- Elk Point is part of a well-established agricultural region, and offers many outdoor recreational opportunities such as hunting, fishing, swimming, camping, and related activities.

- Existing and proposed heavy oil developments in the region are expected to play an increasingly important role in the community's economy.

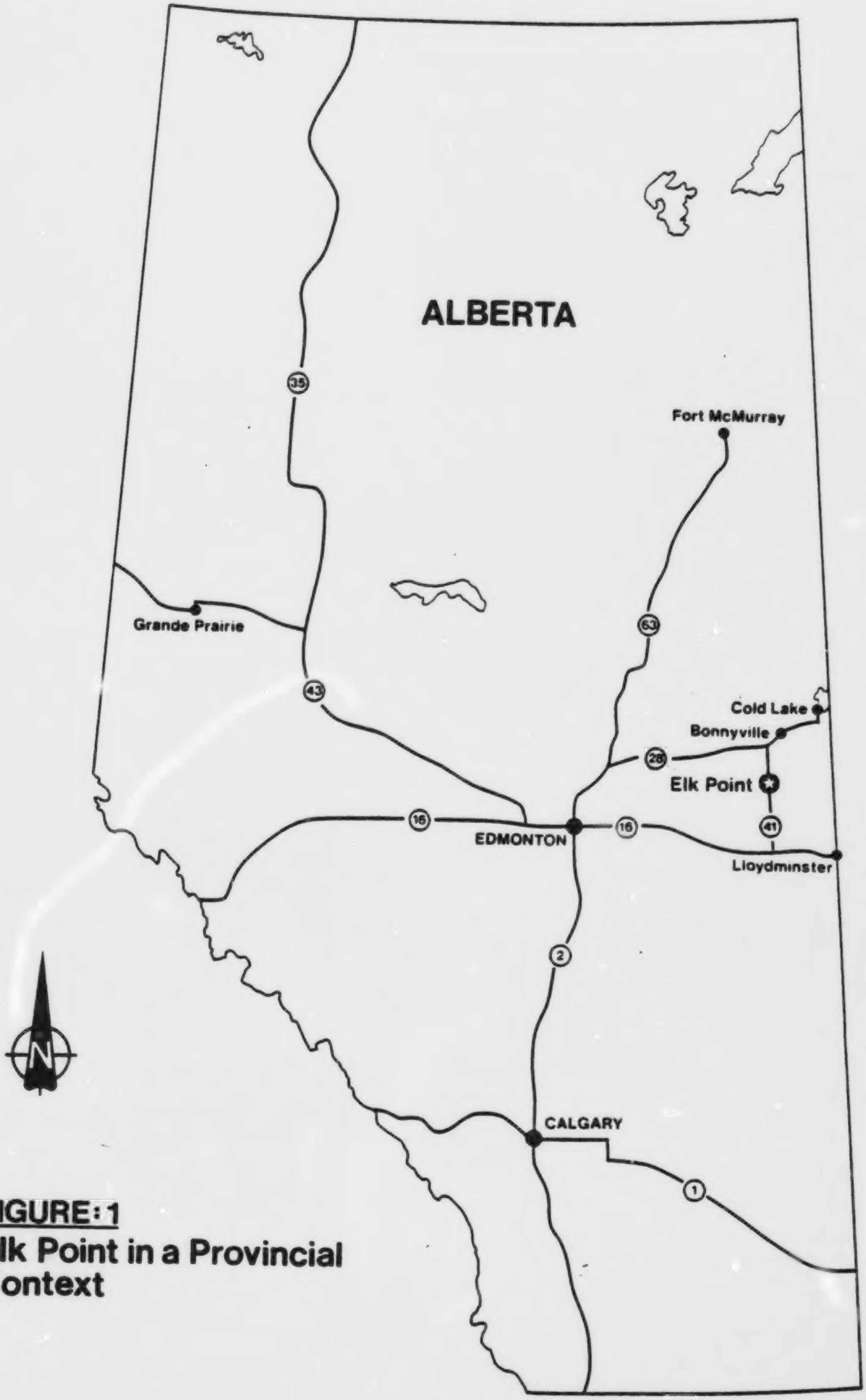

ALBERTA
35
Fort McMurray
63
Grande Prairie
43
Cold Lake
Bonnyville
28
Elk Point
16
EDMONTON
16
41
Lloydminster
2
N
CALGARY
1

FIGURE: 1
Elk Point in a Provincial Context

2.3 ECONOMIC BASE

2.3.1 Historical Development

- Elk Point originally served as a service centre to the surrounding agricultural area.
- The economic base of the town began to change when the Canadian Salt Company established the Windsor salt plant 17 km east of Elk Point in 1948. The plant employs 60-80 people -- many of whom reside in the Elk Point area -- and it remains one of the major employers.
- Development of heavy oil reserves in the Lindbergh field has proceeded at an accelerated rate since the late 1970's. As a result, the oil industry and related support services are becoming an important part of the local economic base.

2.3.2 Trading Area

- The town's trading or service area has been affected in part by the evolving transportation system and by the proximity of other, larger communities such as St. Paul, Bonnyville, Vermilion and Lloydminster.
- Elk Point serves as the primary trading centre to a rural market of more than 3,000 people, encompassed in an area extending about 40 km to the south, 10 to 20 km to the north, 10 km to the west, and 40 km to the east.

- Elk Point provides an important service function to the Kehewin and Frog Lake Indian Reserves, and to the Fishing Lake Metis Settlement. The town's commercial relationship with Native residents of the region is an important one.

- The majority of Elk Point businesses surveyed during the study program indicate that one-half or more of their sales volume is generated from customers residing outside the town. The amount of business generated from these outlying areas appears to be generally stable or slightly declining, as a consequence of agricultural consolidation and competition from larger urban centres, which can draw consumers because of their lower prices and better selection of goods and services.

- A survey of Elk Point citizens indicates that the town itself is the dominant location for most of their purchases, followed by St. Paul, Edmonton, and Vermilion. Due to limited local availability, most purchases of "higher-order" goods and services, such as clothing and footwear, automotive and agricultural equipment and parts, and some professional services are made outside the community.

2.3.3 Population

- According to the 1984 municipal census, the population of Elk Point is 1,113 persons. The town's size has doubled since the early 1950's.

- The community has grown at a modest but consistent rate of about 3.3 percent per year since 1971, and the rate of population growth has accelerated during the past decade. This growth is attributable in large part to the resource development which is occurring in the local area.

2.3.4 Demographic Characteristics

- By comparison with the province as a whole, the town has a disproportionately large component of its population concentrated among the higher age groups. In Elk Point 30.7% of the people are in the 15-34 age bracket. The provincial average for this group is 40.7%. However, in Elk Point 22.4% of the citizens are aged 65 and over. This is three times higher than the provincial average of 7.3%.

- The average household size is 2.4 persons compared to 2.9 for Alberta and this reflects in part the particular age distribution of the community.

- Nearly half of the residents in Elk Point have lived in the town for four or more years.

- The median length of residence occupancy is 5 years, compared to 3 years for the province.

- 41% of Elk Point residents aged 15 and over had less than a Grade 9 education in 1981 compared to 13% in Alberta. This divergence from the provincial norm is probably related in part to the limited access to educational services many years ago and to the relatively high average age of local residents.

2.3.5 Industry Sectors

- Over time, the primary industries (including agriculture, forestry, fishing, and mining) have become an increasingly important source of employment for the residents of Elk Point. The number of persons engaged in primary industry occupations has increased from 35 in 1971 to 115 in 1984.

- The town's trade sector appears to be lagging behind other sectors in terms of generating new employment, and there is evidence that the community's role as a regional service centre is diminishing. The successive closure of various agriculture-related services has reduced the town's function as a service centre to the farming community while the relative size of other urban centres in the region has increased and correspondingly improved their competitive positions.

- The Canadian Salt Company's plant remains a large and stable employer, but is unlikely to play a role in the future growth of the local economy.

- The significance of managerial and administrative occupations has grown in both absolute and relative terms; these represented 8% of all occupations in 1981 compared to less than 2% in 1971. Teaching, medicine, and health occupations, while increasing in absolute numbers, have slightly declined as a percentage of total employment. There has been a downward trend in the number of sales occupations, and this is consistent with the observed decline in the town's retail and trade function. The number of persons employed in manufacturing or processing is very small.

- The number of local persons employed in the transportation and construction occupations has recently declined as a proportion of total occupations, mainly because of recessionary conditions in the provincial economy. Both sectors are expected to benefit significantly from increased oil development in the area.

- The non-retail service sector is becoming a more important component of the community's economic base. Between 1971 and 1981, the number of persons in service occupations doubled from 40 to 80. Most of the new businesses established in the past few years appear to be oilfield-related and are contributing to the growth of the service sector.

2.3.6 Other Economic Indicators

- Income levels are generally low in Elk Point. Only 18% of adult males in the community earned more than $20,000 in 1981, compared to the provincial average of 41%.

- The average household income for Elk Point in 1981 was $17,879, or about two-thirds of the provincial average of $27,216.

- According to the 1984 municipal census, an estimated 7% of the town's labour force is unemployed and actively seeking work.

- The 1981 Census of Canada indicates that a lower proportion of the town's adult males and females (over 15 years of age) participate in the labour force relative to the province. The labour force participation rate is 68% for males in Elk Point compared to 85% for Alberta, and 43% for females in Elk Point relative to 58% for Alberta. However, if the 65 and over age group is removed from the adult population figures, labour force participation rates in Elk Point are only slightly below the provincial average.

2.4 LOCAL STRENGTHS AND WEAKNESSES

- On the basis of responses to the citizen's questionnaire, the small, friendly, quiet, safe, and family- oriented atmosphere of the Elk Point community appeals to both residents and newcomers.

- Elk Point provides a basic level of urban services and facilities and offers a range of regional outdoor activities that include boating, fishing, and camping.

- A major asset of the town is its favourable development prospects because of oil industry activity in the surrounding area.

- To the extent that the town grows in size in the future, a broader range of services and facilities may be supported locally. New business and employment opportunities will also be generated, and the town's economic base may be further diversified.

- Local weaknesses of the Elk Point community are related mainly to perceived inadequacies in recreation facilities, and municipal, commercial, and community services. Major areas of concern which have been identified through business, citizen, and community surveys include the following:

    - recreation: there is a potential demand for a host of recreational facilities presently not available in the community. The most notable facilities desired by those surveyed are a swimming pool, tennis courts, and racquetball courts.

    - municipal services: survey respondents feel that there should be improvements in road maintenance, library services, and tourist-related facilities. In addition, they would like to be assured of more affordable housing in the town, as well as more rental accommodation. A welcoming program for new residents is viewed as a responsibility of the municipality.

    - commercial services: local residents surveyed would like to see a larger selection and variety of commercial services, and more cooperation and mutual support among businesses.

    - community services: survey respondents perceive the need to provide greater assistance to the high proportion of elderly people living in Elk Point, particularly in the areas of home repairs and upkeep, transportation, and visitation services. They also see a potential demand for a day-care facility in the town.

The establishment of day-time programs for the wives of oil industry personnel moving into Elk Point would likely prove beneficial.

- Other negative features of living in Elk Point, as perceived by residents, are the inaccessibility of special cultural events because of the distance from Edmonton, highway and traffic noise, the increasing level of transiency, rising taxes and lot prices, and relatively high construction costs.

3. COMMUNITY SERVICES AND FACILITIES

3.1 INTRODUCTION

In this section, the community services and facilities available in Elk Point are reviewed. The analysis includes a brief examination of the business sector, housing, utilities, education, police and fire protection services, recreation, health care, and social services. The information was principally acquired from surveys of the relevant organizations and agencies.

3.2 BUSINESS SECTORS

Elk Point businesses are largely oriented to serving the needs of community and area residents, as well as other commercial services in the town. In addition, oil-related service industries have expanded and now account for about 30% of private business in the community.

3.2.1 General Commercial Services

- A summary profile of the Elk Point business community is shown in Table A-2. Non-oil related commercial industries which conduct business in Elk Point include services to the agricultural sector, meat processors, manufacturing industries, general contracting industries, and transportation and storage industries.

- Consumer-oriented businesses in Elk Point include retail trade services; insurance and real estate services; professional services; accommodation, food and beverage services; and personal and household services. The majority of respondents to the citizen's survey appear to be generally satisfied with the convenience, hours of operation, and parking availability related to these commercial services.

- Elk Point consumers would like to see a larger selection and variety of commercial services and more competitive prices, particularly in the retail trade area. There is a perceived demand for a chain grocery store, clothing store, shoe store, drug store, and an automobile repair shop. The establishment of another hotel is also desired by some of the residents surveyed.

- A survey of the local business community shows that 1) personal contact with customers, 2) the central location of Elk Point for trucking services, and 3) the extent of the trading area, are the main advantages offered to businesses in the town. Some of the negative features of the business community highlighted in the survey include: 1) the high demand for rental facilities, which suggests a lack of confidence or commitment to the community, 2) the reluctance to expand given recent difficult economic conditions, 3) the complacent attitude of business people, and 4) the lack of cooperation and mutual support among businesses.

- There are concerns in the business community regarding the supply of developable land in the downtown commercial area because of residential use of potential commercial property. Only 20 vacant serviced lots are presently allocated for commercial use in the town.

- Elk Point's industrial park contains 40 serviced lots, of which 14 have been sold. About 44 acres of unserviced land remains available for development, which appears adequate to meet at least short-medium term industry requirements. The value of industrial building permits in 1984 has climbed significantly from 1983 levels; this is notable in the context of the current economic conditions in the province.

- It has been suggested, by respondents to the local business survey, that the town should sell unserviced lots at cost and avoid excessive frontage charges as an incentive for industry to locate in the industrial park instead of expanding on rural land.

- The share of the local assessment base allocable to commercial and industrial use has risen from 17% in 1979 to 22% in 1984.

3.2.2 Oil-Related Service Industries

- The major single industry group in the town, according to the Standard Industrial Classification (SIC) system, is made up of service industries incidental to oil extraction. Contracting industries, many of which offer their services to the oil industry, constitute another important SIC group in Elk Point.

- Elk Point supplies the following construction goods and services to the oil industry: lease construction, lumber, materials, wellhead shelters, heavy equipment, grading, welders, electricians, gravel work, and work crews.

- Operating services supplied to the oil sector include service rigs, transport trucks, water trucks, tank trucks, fuel, propane, chemicals, steamers, maintenance, tank cleaning, and vehicle repairs.

3.3 HOUSING

3.3.1 Housing Mix

- The local housing mix is oriented towards single-family detached dwellings, although the share of single attached dwellings (apartments, duplex, and other) has recently increased. Nonetheless, there is a significantly higher proportion of single detached homes in the town relative to the provincial average (77% in Elk Point compared to 62% in Alberta).

- Almost half of the private dwellings in Elk Point were built in the 1971-1981 period. A very low proportion of homes (6%) were built between 1961 and 1970. However, the annual rate of population growth was low during that period (0.5%).

3.3.2 Tenure

- About two-thirds of local accommodation is owned; one-third rented. This relationship generally corresponds to that for the province.

3.3.3 Housing Supply

- Between 1971 and 1981, an average of 17 new private dwellings were added to the town each year. The total housing stock reached 474 units in 1984.

- The town appears to have an adequate supply of residential land to meet immediate demands, although much of this is unserviced at present. There are 47 serviced residential lots that are vacant in Elk Point as of January, 1985. Unserviced land allocated to residential development includes 38 acres to the north of the town and 115 acres to the west. In addition, there are 119 undeveloped lots to the north of the town.

- As of January, 1985, there are 40 mobile home lots available.

- The value of residential building permits, averaging about $300,000 per year in recent years, increased to $1.5 million during 1984.

- The development of less expensive housing is desired by many residents surveyed. There is also an expressed need for additional rental accommodation, including both apartments and single family dwellings.

3.3.4 Subsidization

- To this date, oil companies operating in the Elk Point area have not become involved in the provision of company-owned or subsidized housing for employees.

3.4 UTILITIES

- Municipal sewage treatment facilities are designed for a population capacity of 1700 people. The level of utilization is currently about 80%. The town can double capacity quite inexpensively.
- The water treatment plant is rated to serve a population of 2200 people. Alterations to the facility are presently in progress because of inadequate water pressure.
- Water consumption in Elk Point is high (110-115 gallons per capita) relative to the provincial average (90-100 gallons per capita); this may be attributable in part to low water rates which may have encouraged excessive consumption.

3.5 EDUCATION

3.5.1 Primary and Secondary Facilities

- There is an elementary school in town, serving pupils in Kindergarten to Grade 6. The present enrollment is 306 students, of which 80% come from the rural area within a 15 mile radius.

- A secondary school accommodates junior and senior high students from Grades 7 to 12. It currently has an enrollment of 322 students, of which 83% come from the surrounding rural area.

- A total of 36 teachers and 13 other staff are employed in the Elk Point school system.

- The estimated capacity of the elementary school is about 400 students while that of the high school is 440 students. The utilization rate for both schools is approximately 75%.

- The high school offers full diploma and matriculation programs. There are some vocational and business education courses taught, as well as home economics and computer literacy. A special education program is also offered.

- There are no plans for expansion of school facilities in the near term. Both schools would like to expand computer programs as funds permit. A revised curriculum is desired at the senior high school level to allow more courses in music, business education, and career counselling.

- Although a growing number of Elk Point students are taking matriculation subjects, a recent education survey indicates that there remains a need for a vocational program that leads to a special diploma.

- Students are reportedly more determined to graduate with at least a general diploma in order to be eligible for employment in the oil industry. The drop-out rate has declined since Alberta's "boom" years.

- Respondents to the education survey anticipate that there will be a growing demand for vocational programs in the future. The slow and steady growth of enrollment and staff will likely permit the introduction of enhanced programs.

3.5.2 Regional Services: Lakeland College

- A campus of Lakeland College is located in St. Paul and served 100 students from the Elk Point area in 1983. The college offers computing courses (including word processing), and fourth class power engineering courses related to the oil patch. Programs are designed for part-time students.

- The college wishes to increase the number of vocational programs relating to the oil patch, agriculture, computing, and small business. An individual has been hired on a part-time basis to promote an increased interest in the college's programs within the Elk Point area.

- Recent oil activity has led to a consistent demand for the power engineering courses offered at the college.

- An expansion in the size of local communities would enable the college to offer a greater number and variety of courses. The college anticipates that more courses will be offered in the future relating to the oil patch, as well as upgrading courses.

3.6 POLICE PROTECTION

- A local R.C.M.P. detachment has served Elk Point and the surrounding area since 1966. The service area extends east to Frog Lake and Fishing Lake, 6 miles west of Highway 41, 14 miles south, and north to Kehewin. There are presently four constables on staff. New premises were established in 1975.

- R.C.M.P. services include general policing of rural and urban areas and roads; neighbourhood watch; cottage watch; rural crime watch; and block parenting.

- On the basis of interviews with the detachment, it appears that services have reached a threshold level and must expand in order to function effectively. The detachment has submitted a request for an additional constable.

- Service delivery has been impeded by the slow response time to some calls because of the distances that must be covered to reach them. The R.C.M.P. constables feel that more staff would help alleviate this problem.

- Recent oil activity has increased the traffic on rural roads and the number of strangers in the area, and has precipitated a need for more surveillance by police.

- The R.C.M.P. foresee an increase in the number of transients in the town, more alcohol-related problems, and more accidents on rural roads because of increased traffic volumes.

3.7 FIRE PROTECTION

- The town has a volunteer fire department consisting of a 25 member brigade. Equipment consists of one town truck, one country truck, and one rescue van.

- The department fights fires in both the rural and urban areas.

3.8 RECREATION

- Recreational services and opportunities in the Elk Point area include curling, hockey, figure skating, snow-mobiling, fast ball, slow pitch, golfing, hunting, and fishing.

- Qualitative responses to citizen, community, and oil company surveys indicate a potential demand for tennis courts, racquetball courts, additional baseball diamonds, jogging and cross-country ski trails, swimming pool, bowling alley, running track, outdoor rink, improved parks, designated snow-mobiling area, and more organized activities for young children and teenagers.

- Respondents feel that the hiring of a permanent recreation director to establish recreation programs and coordinate activities would enhance the value of leisure time in the community.

3.9 HEALTH CARE

3.9.1 Hospital Care

- Elk Point has a hospital which serves the surrounding area east to the Saskatchewan border, west towards St. Paul, south to Derwent, and 20 miles to the north.

- The 42-bed hospital, which opened in 1976, has 10 auxiliary beds for chronic care elderly patients. The remainder are active beds, although an increasing number of auxiliary patients have been using them. In fact, the average age of patients, according to interviews with hospital staff, is generally over 70 years. To alleviate the pressure on active beds, the hospital administration has requested the establishment of a nursing home in Elk Point.

- The hospital is served by two medical doctors, one administrator, one nursing director, a full nursing staff, a physiotherapist, a dietician, and a pharmacist. Two ambulance agencies serve the Elk Point area.

- General medical and consultation services are offered at the hospital, including minor surgery.

Other services include information and testing of diabetes twice a week, pre-natal classes, an emergency treatment centre, and home care services.

- Auxiliary chronic care beds are used to capacity, while active beds are 80-85% full (the latter includes 30-35% for pediatric patients). Pre-natal classes are usually full. The number of outpatients has increased significantly since 1981. This reflects an increase in trauma cases, mainly associated with oilfield accidents and the rising number of transients. No funding to the hospital has been provided to date for outpatient services. The use of active beds for extended care brings the hospital near its threshold level, which highlights the need for a nursing home.

- There are no expansion plans for the hospital. However, if a nursing home is built, the hospital would like to attract a surgeon to Elk Point by converting the auxiliary ward into an active surgery ward.

- The hospital considers that its services could be further improved by upgrading laboratory services, and attracting a few more doctors and an occupational therapist to Elk Point.

- The effects of recent oil activity perceived to date include increased trauma cases, a greater demand for obstetrics services, and a slight increase in routine consultations. There is some evidence, however, that the number of trauma cases associated with oilfield-related accidents has diminished recently and that there is a declining number of night calls for rig accidents.

3.9.2 Other Medical Services

- There is one dentist in the town who serves an extensive area, including several nearby urban communities. The clinic provides both routine and emergency dental care. A dental hygienist will likely be required in the next 2-5 years. Recent oil activity has increased the number of dental trauma cases related to on-the- job accidents. The demand for dental services is expected to increase in the future, although the local dentist expects that there will be a lag in the use of the clinic by newcomers.

- There is one community health nurse in Elk Point who administers immunization programs and monitors geriatric blood pressure. Immunization programs have been disrupted because of the increased level of transiency associated with the oil industry and the difficulty of "tracking" users of the service. Rural water samples are submitted to the Elk Point community health nurse to be sent for testing in Vegreville. More water samples are being taken because of landowners' concerns related to the increased oil activity in the area. With the increase in the number of teenage pregnancies, the school birth control education program is beginning in earlier grades. There is a greater demand for pre-natal classes and "well-baby" clinics.

3.10 PUBLIC SERVICES

3.10.1 District Agriculturalist

- The district agriculture office for the region is located in St. Paul. The area served includes the entire county as well as Goodfish, Saddle Lake, and Frog Lake Indian Reserves, and the Fishing Lake Metis Settlement.

- The district agriculturalist provides short courses on crop and livestock production, and information on a one-to-one basis to commercial farmers upon request. Few such requests come from the Elk Point area. Questions presently asked by Elk Point farmers are related to soil and surface rights. The District Agriculturalist has expressed the concern that the available agricultural services are not sufficiently utilized in the Elk Point area.

3.10.2 Alberta Social Services and Community Health

- Alberta Social Services and Community Health operates offices in St. Paul and Bonnyville, which serve Elk Point residents. Social services personnel have expressed the concern that their services are not sufficiently visible in the Elk Point area.

- The following services are offered: child welfare, income security, and family relations programs, residential resources, and a 24-hour crisis phone line. In a sample period of April and May 1984, there were 133 income security cases related to Elk Point and the rural area, compared to 123 during the same period in 1981. Child welfare cases decreased from 77 in April-May of 1981 to 62 cases over the same period in 1984. This decline may be attributed to improvements in the Elk Point F.C.S.S. (Family and Community Support Services) program.

- Interviews with Social Services officials suggest that there is room to accommodate an expansion of services within existing facilities, although budgetary constraints will likely prevent any increase in staff.
- Service delivery is perceived to be impeded by the decline in government funding, the lack of awareness in communities of services provided, and poor road conditions east of Elk Point.
- It is anticipated by Social Services that the demand for income security programs will decline because of the stronger growth prospects of the regional economy.
- Desired mental health service improvements for the region include family and marital counselling services, psychiatric services, more mental health staff, a sexual abuse treatment centre for the victim, offender, and families, and preventative programs in recreation, employment, and life skills for troubled youth.

- Service delivery is perceived to be impeded by the increase in the amount of administrative tasks performed in the offices because of regionalization.

- Recent oil activity has not had any perceptible impact as yet on the demand for mental health services.

- Elk Point has only a modest demand for available mental health programs compared to St. Paul and Bonnyville. From 1981 to 1984, only 3-4% of the total number of registrations in St. Paul and Bonnyville each year were Elk Point residents. Mental health services are not perceived to be reaching alcohol-related dependent cases, single mothers, the unemployed, and the unskilled workers of Elk Point.

- Mental health officials envisage a rise in stress-related problems accompanying growth. Transient workers are viewed as a group that will particularly require support services when temporary jobs are completed.

3.10.3 Family and Community Support Services (F.C.S.S.)

- The Town of Elk Point, with provincial funding assistance, operates an F.C.S.S. program with a service mandate limited to the municipal boundaries of the town. The director and staff work out of a Community Services Centre, a large former school.

- F.C.S.S. initiates youth group grants, playschool, and volunteer taxi services. The parent nursery and "meals on wheels" services are coordinated by volunteers out of their own homes.

- The playschool has capacity limitations, but the other programs can accommodate additional demands. The level of utilization of most F.C.S.S. programs has doubled in the past two years.

- Expansion plans centre around the introduction of new programs, such as "Satellite Day Homes" (established through government subsidies), and seminars and workshops on alcohol and drug abuse, estate planning and wills, coping with stress, and training for baby-sitters.

- F.C.S.S. personnel suggest that new programs are needed specifically for teenagers, young couples, single parents, and the middle-aged.

- Delivery of F.C.S.S. services is perceived to be limited by funding and the lack of continuity of programs as directors change. More accurate information on the needs of the community and newcomers could assist in program development.

- The influx of families related to the oil activity has increased the demand for services provided by F.C.S.S., particularly playschool programs. Extending this program to rural children has also added significantly to demand.

3.10.4 Women's Crisis Services

- Women's crisis programs are based in St. Paul and Bonnyville. Both offer transport to shelters and referral to other services, although Bonnyville has facilities to accommodate temporarily one family at a time. The services are well used and there are fears of not meeting the growing demand. Expansion plans are subject to funding.

- The perceived gaps in services include the lack of a shelter in St. Paul and lack of access in terms of transportation for those in most need.

- According to the Women's Crisis Centre program coordinators, the incidence of abusive behaviour toward women has increased with the influx of people associated with local oil activity. These people find themselves trying to cope with long irregular hours of stressful work in a new environment which is relatively isolated from familiar life style patterns.

3.10.5 Alberta Alcoholism and Drug Abuse Commission (A.A.D.A.C.)

- The Elk Point A.A.D.A.C. office, which operated from the local hospital, was closed in 1982. St. Paul now serves the needs of the town and nearby rural area.

- Services include a teen conference in St. Paul, a program on "Kids and Drugs" for parents of teenagers, school presentations, and training of local clergy.

- There is a low level of alcoholism treatment associated with A.A.D.A.C. in the Elk Point area. Since 1982, a small number of people from the area have been treated and 26 educational sessions have been conducted.

- No expansion plans are on the horizon for A.A.D.A.C. services. The primary objective of the organization is to indirectly provide services, by training appropriate members and leaders of the community.

- A.A.D.A.C. personnel feel that a lack of coordination between individuals such as physicians and clergymen, who assist alcohol and drug abusers, reduces the effectiveness of delivery services.

- Recent oil activity has not had any perceptible impact on the demand for A.A.D.A.C. services. The organization expects to work in conjunction with oil company employee assistance programs in the future.

3.10.6 Manpower Services

- The federal Canada Employment Centre, located in St. Paul, serves the Elk Point area. Services are directed toward finding reasonable employment for clients, and finding employees for employers. Training programs are also available. The current level of service is low because little is known about the centre. Only one oil company in the Elk Point area has sought and received a subsidy for training workers. The centre has indicated that it anticipates more training subsidy requests from the oil industry in the Elk Point area in the future.

- Alberta Manpower operates a career centre and a manpower training program in St. Paul, which serves the northeastern region of the province. The career centre provides referrals for training placement and consultation with school guidance teachers, whereas the manpower training program funds on-the-job training and conducts industrial surveys. With the reduced economic activity in the region, there has been a 45% increase in utilization of the career centre. However, the level of service provided to Elk Point is low and directed exclusively towards financial services. The career centre feels that there is a lack of awareness on the part of Elk Point and area residents of the programs available through Alberta Manpower. On the other hand, the centre acknowledges the inadequate assessment of Elk Point needs by the department. Expansion plans for Alberta Manpower services will focus on programs for the unemployed youth and career planning for women.

3.11 VOLUNTEER SERVICES

3.11.1 Churches

- Churches in Elk Point serve the surrounding rural area in an 18 mile radius. Most have a building that accommodates their congregation, and offer standard Sunday services, adult and youth bible study, weddings, baptisms, confirmations, funeral services, and counselling services.

- A survey of the churches in Elk Point shows that they are concerned about the lack of professional counselling services and youth programs for troubled kids in the community.
- The churches have indicated that there has been a slight increase in attendance as a result of recent oil activity in the area.
- The churches perceive a growing need for professional local counselling of alcoholics, teenagers, and abused women.

3.11.2 Other Voluntary Organizations

- The Town of Elk Point has an average or above-average level of voluntarism. In most of the community volunteer organizations, the rural population represents an important share of total membership.
- The majority of local volunteer organizations surveyed indicate that the growth of Elk Point has affected volunteer activities by attracting more members, increasing workloads, and creating the need to publicize the organization. Newcomers have become involved in most organizations. However, many are transient, without any commitment to the community, or have young families and thus have limited time to become involved.

- New volunteer services perceived to be needed in Elk Point include the development of new programs for teenagers (for example, organized recreational activities in the evenings and after school year-end), and the involvement of teenagers in the delivery of services to other segments of the community; first aid training classes; and transportation, visitation, handyman, and housekeeping services for senior citizens and the handicapped.

4. GROWTH AND DEVELOPMENT PROSPECTS

4.1 INTRODUCTION

Historically, the economic base of Elk Point has been primarily dependent on the town's role as an agricultural service centre to the surrounding area and, to a lesser degree, as a centre for tourism and resource extraction activities. The agricultural base of the region is a mature one and not expected to materially affect the future growth of the community. The operations of the major employer in the area -- the Windsor salt plant -- are not likely to change significantly in the foreseeable future. The importance of tourism to the town will logically expand over time, given the outdoor recreational and historical resources in the area, but the related impact on the town is likely to be of a gradual nature and of modest proportions. It is the accelerating heavy oil development in the Elk Point area that will clearly have the greatest implications for the town's growth and development.

4.2 THE PETROLEUM INDUSTRY

The Town of Elk Point is located generally to the north and west of the Lindbergh oil field. The area hosts a small number of gas wells as well as primary and secondary oil wells. But it is the heavy oil reserves which promise the major development prospects for the future.

Heavy oil activity in the Lindbergh field began to expand only relatively recently, in the late 1970's. This field contains massive reserves of crude bitumen, which is a thick, black, viscous form of oil which has the consistency somewhat similar to molasses at room temperature. The bitumen is held within minute spaces between grains of sand, along with water and small amounts of natural gas. It has been estimated that as many as 3.5 billion barrels of oil may be contained in the Elk Point regional area. Development of this heavy oil is presently at a very early stage.

Six resource companies are actively involved in heavy oil development in the area: AMOCO Canada Petroleum Company Ltd., Murphy Oil Company Ltd., Dome Petroleum Limited, Westmin Resources Ltd., PanCanadian Petroleum Limited, and Sulpetro Ltd. Together, these companies are currently operating more than 400 heavy oil recovery wells. Development is accelerating and several of the firms have announced major long-term expansion plans which have significant implications in terms of capital spending, direct employment, and the requirements for various contractual services and supplies.

The general sequence of development indicated by the oil companies involved in the area is shown below:

1. Delineation drilling to confirm the extent of oil sands deposits, followed by an assessment of the quality and volume of reserves.

2. Testing of enhanced recovery processes. Until now, this has primarily involved the so-called "huff-puff" process, whereby steam is injected periodically into the oil formation, with the wells then used in reverse as production wells.

3. Subsequent extension of the program to include full steamflood techniques, with separate wells for injection and production operated on a continuing basis.

Over time, it is anticipated that other technologies, including fire flooding and CO_2 - LPG stimulation, may be utilized.

Beginning with small-scale pilot operations, it is anticipated that the individual projects will evolve to commercial-scale developments encompassing large blocks of land. The impacts are of an incremental nature, with capital expenditures and employment increasing cumulatively over time as development phases move from resource confirmation, to process confirmation, to full scale development. It is noteworthy that the various resource companies are, by and large, at an early phase of development and are pursuing further expansion in a roughly parallel sequence. Given this situation, it is especially important that the cumulative impacts of these developments be evaluated.

The magnitude and nature of the oil development that will occur clearly has important implications to the Town of Elk Point, which is the largest urban centre in the immediate area.

4.3 THE TOWN'S ROLE IN PETROLEUM RESOURCE DEVELOPMENT

The geographic position of Elk Point, in the context of the Lindbergh oil development area, and also in relation to other communities in the region, is illustrated in Figure 2. Clearly, the town is well situated to participate to a major degree in the development that occurs: it is located on Highway 41, the major regional highway system; it is the largest urban centre within a reasonable commuting distance of the oil activity; and, with the possible exception of one or two small hamlets which may be geographically closer to parts of the oil development area, Elk Point is situated closest to the Lindbergh field.

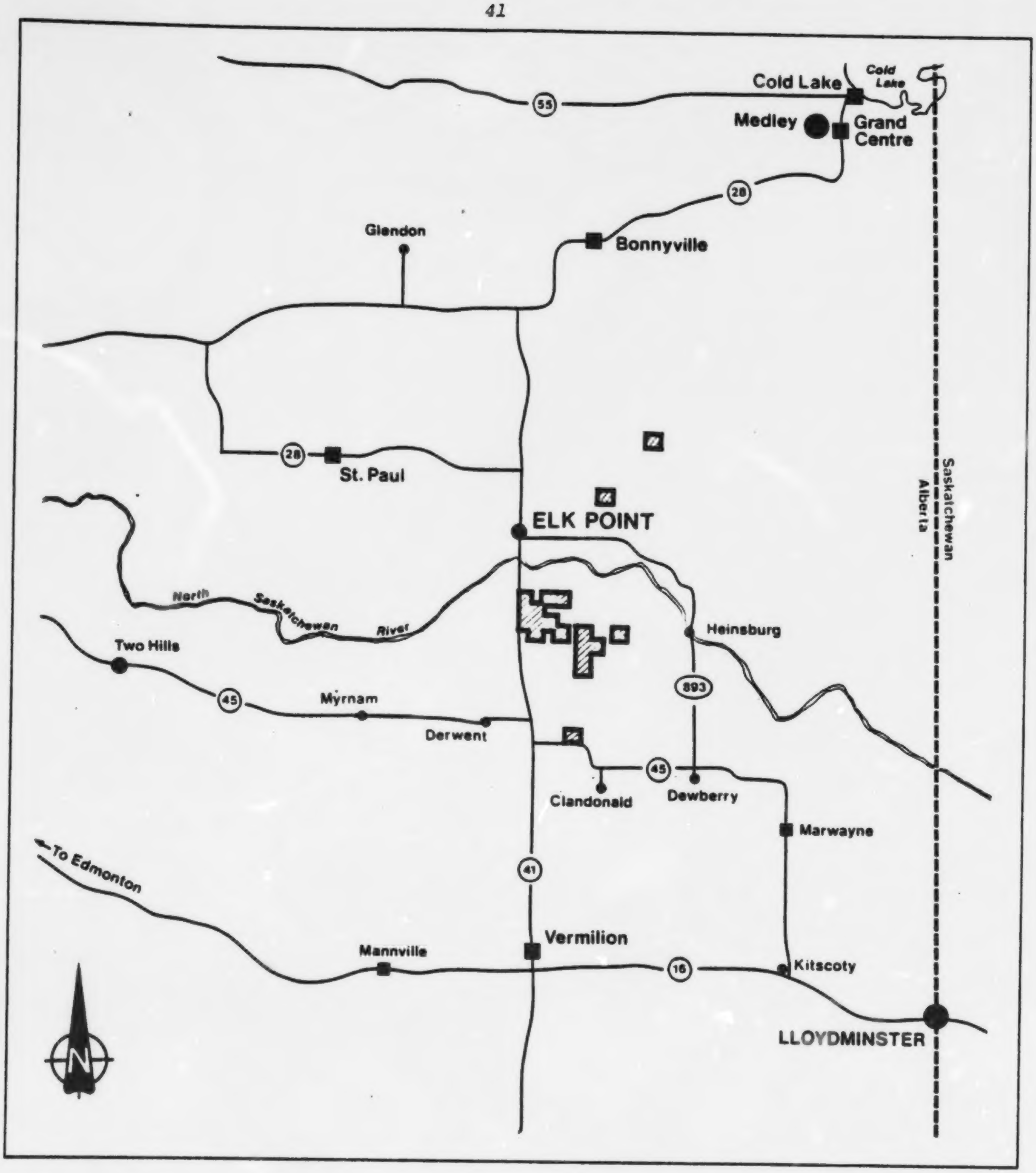

Cold Lake
Cold Lake
55
Medley
Grand Centre
28
Glendon
Bonnyville
28
St. Paul
ELK POINT
North Saskatchewan River
Saskatchewan
Alberta
Heinsburg
Two Hills
893
45
Myrnam
Derwent
45
Clandonald
Dewberry
Marwayne
To Edmonton
41
Vermilion
Mannville
16
Kitscoty
LLOYDMINSTER
N

FIGURE : 2
Elk Point in the Context of Regional Heavy Oil Development

Scale: 1 in. = 13 mi.

▨ **Active/Proposed Oil Development Area**

Community Population Size

- ● 0 to 500
- ■ 500 to 1,000
- ● 1,000 to 2,000
- ■ 2,000 to 5,000
- ● 5,000 +

4.3.1 Current Situation

The town has already assumed an important role in relation to the oil industry in the area and it is likely that future events will further reinforce that role.

One of the current functions of the town is that of a dormitory community for the operating employees who work in the oilfields. The existing geographic distribution of oil industry employees varies from company to company, but in general terms, one-third live in Elk Point, one-third live in the rural area and smaller hamlets, and the remainder live in larger regional centres, primarily Lloydminster.

The town itself has a number of commercial businesses which provide various contractual services to the oil industry. These businesses enhance the assessment base of the community and also provide local employment opportunities, most of which accrue to residents of the town. As discussed earlier in Section 3.2.2, the largest single industry group in the community is now made up of businesses providing services for the oil industry.

The employment generated in Elk Point directly by the resource companies and indirectly through contracting services is estimated to total roughly 100 positions at present. This is equal to about one-fifth of the total job pool in the community.

These industry-associated jobs have undoubtedly created, through the so-called "multiplier effect", other positions in the service and administrative sectors of the local economy. In addition, it is evident that, because of the town's proximity to the Lindbergh field, the resource industry also makes direct purchases of other goods and services not directly linked to the oilfield sector, including fuel, supplies, groceries, etc., and these also have an impact on the local economy. A number of the Elk Point businesses surveyed during the study cited evidence of increased sales related to the presence of the oil industry.

4.3.2 Future Prospects

The town's future role in relation to the oil industry will be affected by a number of factors beyond the community's control but also by the actions taken by the community itself. However, some general observations can be stated at this time.

The town's role as a dormitory to oil industry employees and their families will likely increase for these reasons:

1. the anticipated expansion in oil industry employment;
2. the town's proximity to the oilfield activities; and,
3. the encouragement and, in some cases, incentives, offered by the resource companies to employees to reside close to their place of work.

To date, the industry has been able to acquire almost two-thirds of the employees it has needed from the general Elk Point area. To the extent that existing residents have been hired, this has minimized the need to provide new community services and facilities. However, in view of the large number of jobs that may be created in the future and the occupational profile of those jobs, it is clear that an increasing share of new employees will have to be recruited from beyond the local area. This will increase the impact on the community.

Elk Point already provides a number of commercial services to the oil industry and the town's location vis-a-vis the oilfields represents an important competitive advantage in terms of expanding this industry service role. The increasing level of activity that is expected in the future will provide opportunities for local businesses to expand accordingly. In addition, as the size of the sub-regional oil industry develops, sufficient volume thresholds may be reached which can support other service businesses which presently are available only from larger communities such as Lloydminster and Edmonton.

The growth in the town's population and commercial base, as a result of linkages to the oil sector, will have other potential spin-off effects on the local service sector. The ability of these service industries to respond to local needs, and to compete directly for oil industry business as well, will also have an effect on the town's growth prospects and long-term functional role.

The net effect of the oil activity in the area will be to increase the size of the local economic base and to alter the orientation of the community from that of an agricultural or rural service centre to that of a resource development centre.

4.4 POPULATION PROJECTIONS

The short- to long-term population growth of the Town of Elk Point obviously is a key element in assessing potential socio-economic impacts on the community. Heretofore, to the knowledge of the study team, no population projections have been prepared which take into account the evolving regional resource development of the area and, until such projections are available, service delivery agencies and community planners and administrators will not be in a position to respond adequately to future needs. This section of the report attempts to quantify the potential population growth of the community and discusses some of the implications of that growth.

4.4.1 Methodology

The study team has relied heavily on data provided by the resource companies active in the area to develop population projections for the town. The six major oil companies operating in the Lindbergh field were requested, by questionnaire survey, to provide information regarding their future developmental plans and anticipated direct and indirect employment requirements.

This information was taken by the consultants, assembled in a comparable framework, and used as a basis for estimating the future growth of Elk Point. The study team made a number of assumptions in order to develop a comprehensive and internally consistent profile of future industry employment. The employment estimates attributed to each oil company were subsequently shown to the individual firms to ensure that the figures used were appropriate.

For the period 1985 to 1989, the population projections are based on annual estimates of employment. In addition, long-term potential employment estimates have been used to develop population figures for the year 2000, although it is possible that employment, and hence population, may peak a few years earlier.

Five population scenarios have been defined: three of these, Scenarios 3 to 5, are derived from employment estimates; the other two, Scenarios 1 and 2, are based on extrapolations of historical or natural growth rates and are shown primarily for illustrative purposes. The scenarios are described below:

Scenario 1: This represents a natural rate of growth for a typical community, in which there is no in-migration or out-migration of people. The population growth, assumed to be 1.5% annually, results from the net effect of birth and death occurrences in the community.

Scenario 2: In this scenario, the population growth rate achieved by the town during the period 1971-1984, 3.3% annually, is simply extrapolated forward to the year 2000.

Scenario 3: This employment-based projection assumes that AMOCO and Murphy curtail further expansion beyond 1987, and that Dome activities stabilize after 1991.

Scenario 4: This "base case" assumes that AMOCO, Murphy, and Dome proceed with further expansion above and beyond the Scenario 3 developments.

Scenario 5: This scenario is premised on the same overall level of development and employment as for Scenario 4, but also assumes that a larger proportion of the workers and their families will come into the area from outside localities and that the indirect employment "multiplier" effect is somewhat higher.

The assumptions underlying the projected populations are provided in Table 1. Company-specific employment estimates are not shown, for reasons of confidentiality.

A number of factors will affect, of course, the future growth of Elk Point. The level of development in the heavy oil industry will be influenced by technological innovations and efficiencies, oil prices, and other considerations. The growth of the town itself will also be influenced by levels of oil company employment, by corporate policies affecting the residence of employees, by the standard of services and facilities available in the community, by local housing prices, by the town's economic development policies and actions, and by a host of other factors. Because of these inter-relating factors and uncertainties, the scenarios are useful in terms of providing a range of expected growth possibilities for the town.

4.4.2 Projections

The population projections for Elk Point are shown in detail in Table 2 and illustrated visually in Figure 3. Under the three employment-based scenarios (Scenarios 3 to 5), the town's population is expected to grow at moderate to rapid rates over a five-year time horizon and at moderate rates over a longer-term period. In the event that the potential levels of industry development are reached prior to the year 2000, higher growth rates are implied for the town for the period following 1989.

According to the "base case" population projection (Scenario 4), the community will more than double in size by the turn of the century and, perhaps more dramatically, increase in size by one-half within the next five years. Under the most optimistic of the five scenarios displayed, Elk Point will virtually triple in size within fifteen years. The growth scenarios imply a substantial change in the size and complexion of the town.

TABLE 1
ASSUMPTIONS UNDERLYING ELK POINT POPULATION PROJECTIONS

	Scenario 1	Scenario 2	Scenario 3	Scenario 4 (Base Case)	Scenario 5
Industry Employment (F.T.E.)[a]					
Year: 1989:					
Operations	n.a.	n.a.	279	410	410
Operations Support	n.a.	n.a.	352	557	557
Drilling	n.a.	n.a.	61	111	111
Construction	n.a.	n.a.	85	105	105
Total			777	1183	1183
Year: Long-Term (2000):					
Operations	n.a.	n.a.	305	665	665
Operations Support	n.a.	n.a.	398	1071	1071
Drilling	n.a.	n.a.	36	66	66
Construction	n.a.	n.a.	65	85	85
Total			804	1887	1887
Geographic Distribution: Elk Point					
Operations	n.a.	n.a.	.4	.4	.4
Operations Support	n.a.	n.a.	.3	.3	.3
Drilling	n.a.	n.a.	-	-	.05
Construction	n.a.	n.a.	.15	.15	.15
Proportion Filled by In-migrants	n.a.	n.a.	.5	.6	.9
Geographic Distribution: Rural Trading Area					
Operations	n.a.	n.a.	.2	.2	.2
Operations Support	n.a.	n.a.	.15	.15	.15
Drilling	n.a.	n.a.	-	-	-
Construction	n.a.	n.a.	-	-	-
Proportion Filled by In-migrants	n.a.	n.a.	.4	.4	.4
Employment Multiplier (Relative to Urban & Rural Employment Generation)	n.a.	n.a.	.3	.3	.4
Population Per Job	n.a.	n.a.	2.4	2.4	2.4
Growth in Base Level Population	1.5%[b]	3.3%[c]	2.0%	2.0%	1.5%

a) Full-time equivalent.
b) Approximate natural rate of growth - no in-migration/out-migration.
c) Actual rate of growth 1971-1984.

TABLE 2

ELK POINT POPULATION PROJECTIONS

	1984	1985	1986	1987	1988	1989	2000	Annual Growth Rates 1984 - 1989	1989 - 2000	1984 - 2000
Scenario 1[a]	1113	1130	1147	1164	1181	1199	1412	1.5%	1.5%	1.5%
Scenario 2[b]	1113	1150	1188	1227	1267	1309	1870	3.3%	3.3%	3.3%
Scenario 3[c]	1113	1215	1279	1337	1374	1423	1759	5.0%	1.9%	2.9%
Scenario 4[d] (Base Case)	1113	1230	1302	1393	1492	1694	2504	8.8%	3.6%	5.2%
Scenario 5[e]	1113	1299	1389	1520	1652	1958	2979	12.0%	3.9%	6.3%

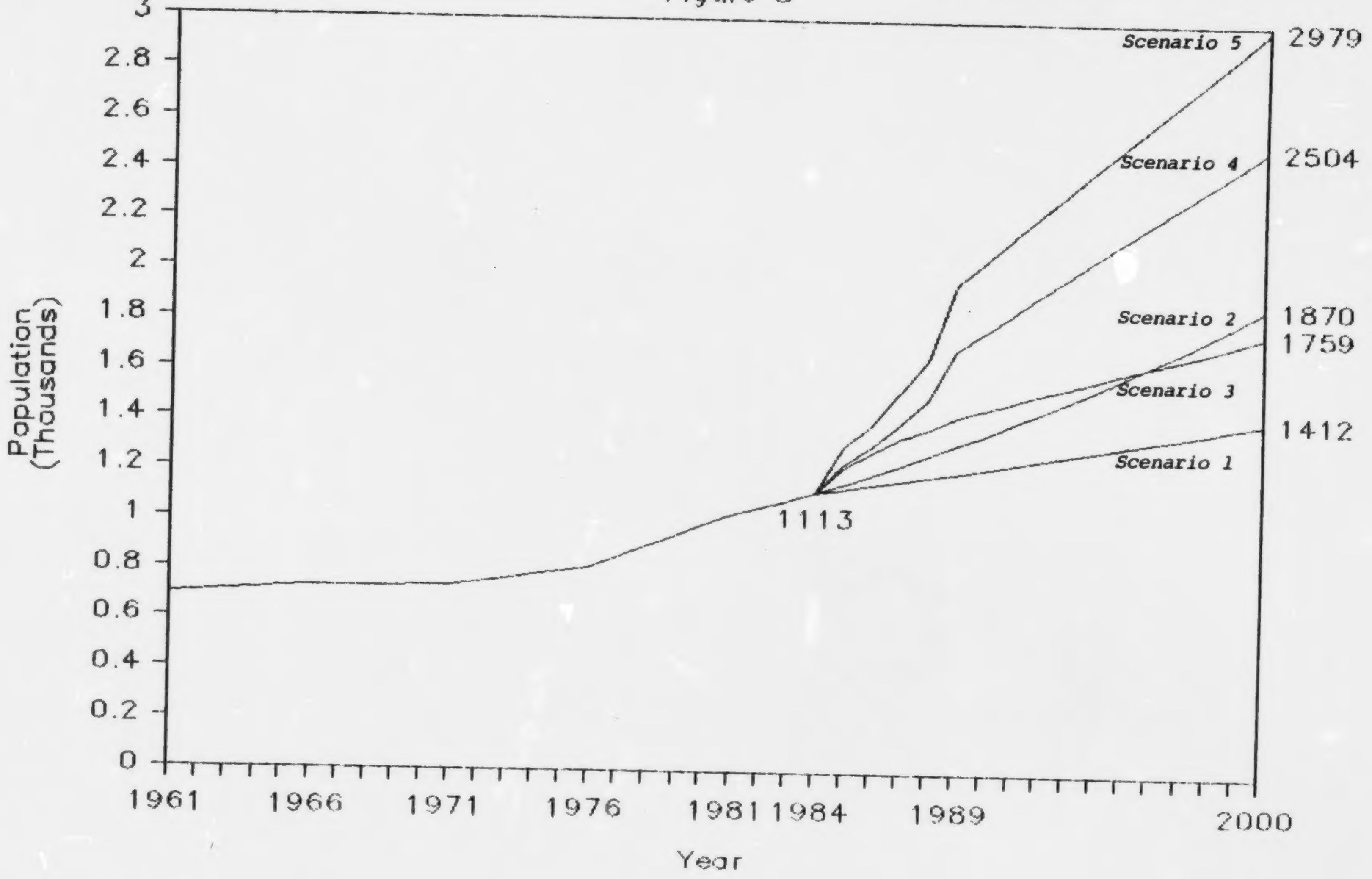
Footnotes:

a) 1.5% annual growth from 1984 onward.
b) Trend of 1971-1984 growth.
c) No AMOCO/Murphy expansion past 1987; no further Dome expansion past 1991.
d) Base Case. AMOCO/Murphy/Dome proceed with further expansion phases.
e) As for base case, but with higher in-migration and employment multiplier.

Source: Nichols Applied Management

Elk Point Population Projections

Figure 3



4.5 GENERAL GROWTH IMPLICATIONS

Some preliminary observations regarding the growth projections for Elk Point are discussed below. .

4.5.1 Community Attitudes

The population projections discussed earlier imply an imminent and significant growth in the size of the community. The surveys and personal interviews carried out by the study team suggest that, while the community has evidenced some expansion in demand for various services and facilities, there is no appreciable awareness of the magnitude or timing of the town's potential growth. In the view of the consultants, there appears to have been little in the way of planning and preparedness for the kind of local development that is projected. This is not surprising, because the town has experienced a modest growth rate for several years and it is natural for the community to base its expectations on a continuation of past trends.

It should be noted, at the same time, that most residents of the town who responded to the study surveys would like to see the community grow to levels which are generally compatible with those projected. The community survey which was carried out indicated that almost 30% of the local population would like to see the town achieve a population of between 1100 and 2000 people. About one-half of the respondents would like to see the population grow to a level of 2000 to 5000 people and roughly 15% desire an ultimate local population in excess of 5000. Only a negligible proportion of respondents would prefer a smaller population than that which the town presently has.

The residents surveyed were also asked about their preferences regarding the rate of growth of the community. Roughly four-fifths of the respondents would like to see Elk Point grow at a rate greater than that experienced in the past. Nearly two-thirds of the adult population who responded desire a "moderate" rate of growth, defined to be 40 to 80 new people per year, while only 16% would prefer a "rapid" rate of growth, exceeding 80 persons per year.

Of the three employment-based population scenarios (Scenarios 3 to 5), only the lowest of these would be compatible with the defined "moderate" rate of growth. Over the period 1984 to 1989, Scenario 3 involves an average growth rate of 5% per annum, with roughly 60 people added to the town's population each year.

Scenarios 4 and 5 would clearly fall into the "rapid growth" category over the 1984 to 1989 period. With average annual growth rates of 8.8% and 12.0%, respectively, these scenarios imply an average of 116 and 169 new persons per year. These rates of growth would likely stretch, though not necessarily over-reach, the resources of the community available to cope with the development over the next five years, when the expansion is most pronounced. As a general guide, experience has shown that rates of urban growth in excess of roughly 10% per annum are difficult to accommodate on other than a short-term basis.

4.5.2 Socio-Economic Conditions

The community growth, initiated by the resource development in the area, will carry with it a number of important changes and consequences to the socio-economic fabric of the town and the surrounding rural area. These impacts are discussed in detail in Section 6 of the report but they can be summarized broadly under the following categories:

- the demographic structure of the local population;
- the size, composition, and future prospects of the local economic base;
- the requirements for a variety of community services and facilities;
- local government fiscal conditions;
- the attitudes and perceptions of residents.

Many of the impacts which are included within these categories are inter-related. The relative significance of the various impacts and possible measures that may be taken to enhance the overall benefits of development to both the community and the surrounding area are discussed later in the report.

5. ELK POINT RURAL COMMUNITY

5.1 INTRODUCTION

A decision was made by the steering committee, from the outset of this study, to identify the rural impacts associated with new resource development given the close inter-relationship between the town and its surrounding area. Rural inhabitants do their shopping in Elk Point, are major contributors to volunteer organizations, and comprise at least three-quarters of the student body in the elementary and secondary schools. Interaction between the town and the surrounding rural area is further strengthened by the fact that many rural people retire in the town but maintain close contacts with their friends and relatives living in the country. Some of the developmental impacts that may accrue to the rural area near Elk Point are discussed in this section.

The main sources of background information are the 1981 federal Census of Agriculture, an interview with the St. Paul District Agriculturalist, and results of a survey of rural landowners and residents conducted by the Energy Resources Conservation Board. Figure 4 delineates the rural impact zone under examination.[1]

5.2 CHARACTERISTICS OF THE RURAL AREA

- The rural area near Elk Point has a stable and mature farming sector. The number of farms has declined from 779 in 1971 to 648 in 1981,

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1) Note: The impact zone encompasses the main area of influence of the Town of Elk Point and has been defined on a judgmental basis by the consultants. The boundaries selected correspond to those of Census Enumeration Areas, thus permitting various statistical data to be derived.

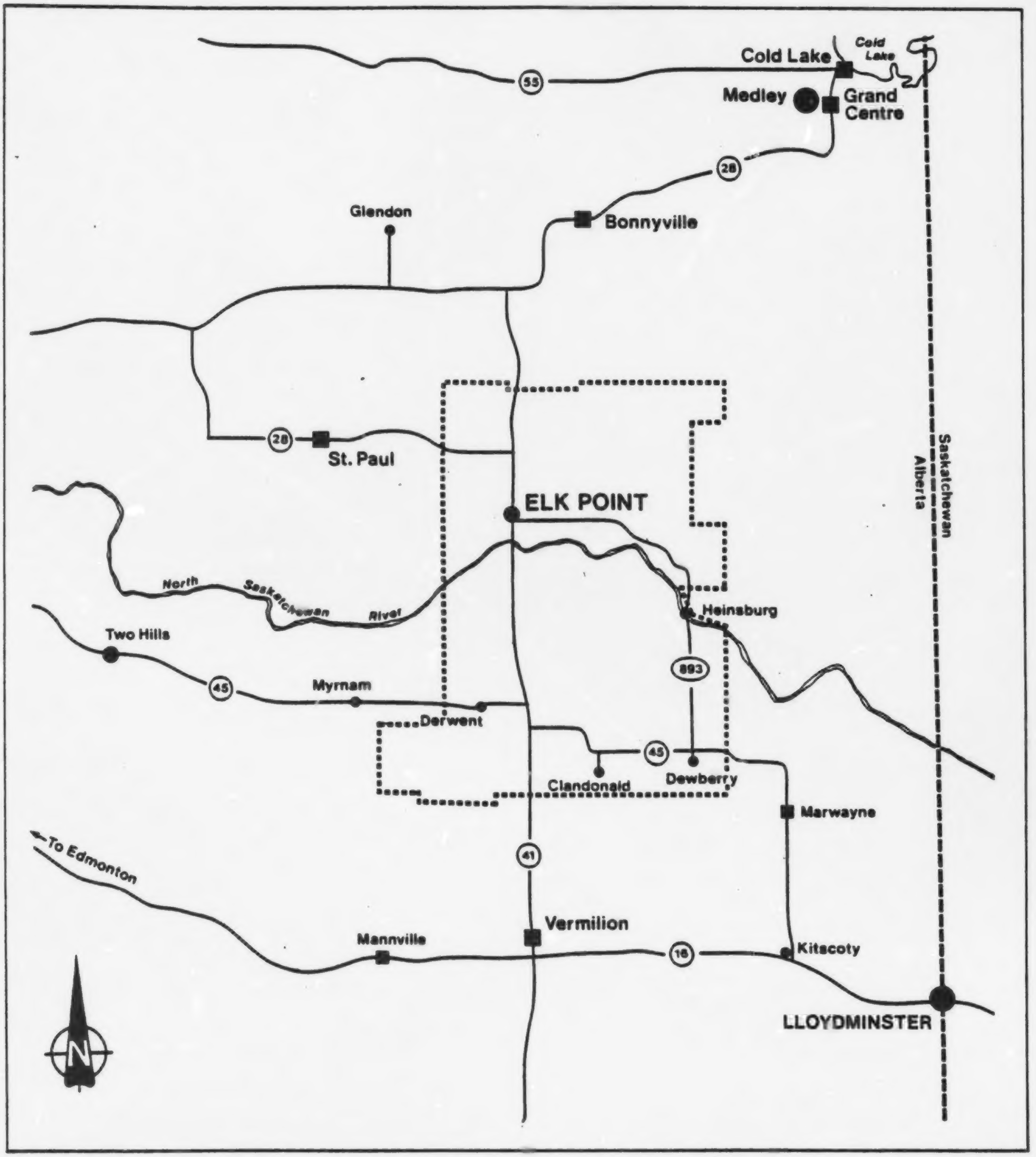
Cold Lake
Cold Lake
55
Medley
Grand Centre
28
Glendon
Bonnyville
28
St. Paul
ELK POINT
Saskatchewan
Alberta
North Saskatchewan River
Heinsburg
Two Hills
893
45
Myrnam
Derwent
45
Clandonald
Dewberry
Marwayne
To Edmonton
41
Vermilion
Mannville
16
Kitscoty
LLOYDMINSTER
N

FIGURE : 4
Rural Impact Zone - Elk Point Area

------- Rural Impact Zone

Scale: 1 in. = 13 mi.

conforming to the Prairie trend towards farm consolidation. There was a lower proportion of large farms of 1120 acres and over in the area in 1981 (13.5%) as compared to the province (19%).

- The average size of farms in the rural area near the town was 664 acres in 1981, above the average farm size in the County of St. Paul (631 acres) but well below the average area of farms in the County of Vermilion River (934 acres) and the provincial average (813 acres).

- The share of improved land in total farmland increased from 59% to 68% between 1971 and 1981. A higher proportion of improved land is allocated to improved pasture than in past years (14% in 1981 compared to 8% in 1971) while the share of cropland has increased to a lesser degree (67% in 1981 relative to 64% in 1971). This suggests a greater orientation towards mixed farming in the region. The area of improved land in summerfallow has followed a downward trend similar to that of other farming regions in the province, declining from 72,000 acres in 1971 to 46,000 acres in 1981. About 16% of improved land was summerfallowed in the area in 1981 compared to 11% in the County of St. Paul, 16% in the County of Vermilion River, and 18% in the province. Farmers in the Elk Point area were evidently phasing out summerfallow in their rotations to better conserve their soil.

- According to the District Agriculturalist in St. Paul, farmers are growing more canola and adopting new varieties of barley in the Elk Point area. The majority of cattle farmers are upgrading their herds by cross-breeding exotic cattle. Some farmers are shifting back to old British cattle breeds to reduce carcass size in order to avoid dockage for oversize.

- The tenure pattern in the Elk Point rural area differs from the provincial norm. In 1981, 75% of total farmland was owned and 25% rented. The comparable figures for Alberta are 65% and 35%, respectively.

- The farming area near Elk Point has a lower proportion of farm operators in the 25-34 age group and a higher proportion in the 35-44 age group, compared to the Counties of St. Paul and Vermilion River, and the province. Nearly one-third of farm operators in the Elk Point area are 55 and older, the same proportion as in all of Alberta.

- Total capital per farm has increased substantially in the rural farming area surrounding the town, from $51,000 in 1971 to $392,000 in 1981. In 1971, 91% of farms in the Elk Point area had a total capital value under $100,000. Notwithstanding the effects of inflation, the capital value of farms in the area increased substantially over the decade, with 63% of farms attaining a value of over $200,000 by 1981. However, 72% of farms in the province in 1981 had a total capital value exceeding $200,000.

- The average value of sales per farm in the Elk Point rural area reached $34,000 in 1981, which exceeds the level achieved in the County of St. Paul ($32,000) but is far below the average value attained in the County of Vermilion River ($76,000) and in the province ($56,000).

- The population of about 3,000 in the rural area surrounding Elk Point is declining at a slow rate. This reflects the out-migration to the urban centres and a consolidation pattern in which fewer farmers operate larger farms.

- An interview with the local District Agriculturalist in St. Paul suggests that recent oil development in the Elk Point area has led to an increase in the number of hobby farms. As well, the additional income earned from the available off-farm employment has induced some farmers to reduce the scale of their farming operations while others have purchased more land to expand grazing fields or grain production. There has been a decline in the number of "chore type" farming operations, such as milking cows, and raising hogs and chickens.

- The rural area nearby Elk Point is directly affected by oil industry activity since pumping equipment, processing facilities, and pipelines are generally located on private farmland. Moreover, about one-third of current oil industry employees have chosen to reside in the Elk Point rural area.

5.3 EXISTING CONCERNS AND ISSUES

- Despite the concerns and issues associated with present oil development in the rural area surrounding Elk Point, most rural residents and landowners appear generally to welcome the resource activity.

5.3.1 Energy Resources Conservation Board Survey

- The Energy Resources Conservation Board identified oil industry related concerns of Elk Point area landowners and residents after personal visits to approximately 100 people in the rural area. A survey asking farmers "Do you have any concerns related to the oil/gas industry in the Lindbergh field area?" was conducted in the fall of 1984.

- Concerns related to road conditions include 1) deterioration of county roads and a rise in noise levels because of increased traffic related to the oil industry, 2) excessive speed of oil industry traffic, which poses problems particularly when farm machinery is on roads, 3) overuse of engine retarder brakes by large truck operators, and 4) the dust problems caused by increased traffic.

- Concerns regarding leases and right-of-ways are 1) poor weed control by oil companies on leases and right-of-ways, 2) long range restoration of site is not assured, 3) water is pumped off leases without landowner permission, 4) occurrence of oil spills on company leases, and 5) service rigs leave garbage on leases.

- Dykes located on farmland raise the following concerns: 1) large dykes around the entire lease largely preclude farming activity; this can be averted by the construction of smaller works around the tank and well, 2) drainage problems can arise from the location of dykes on leases, 3) steep inner walls of some dykes pose serious hazards to farm machinery, and 4) loss of topsoil due to construction of dykes.

- Petroleum-type emissions cause the following physical discomforts: respiratory problems, sore eyes, running noses, and nausea. Rotten-egg odors are noticeable at times.

- Other issues relating to oil development include 1) possible water well problems because of oil activity, 2) the concern that some promises made by landmen during original negotiations have not been honoured by their companies, and 3) environmental concerns in the areas of noise level and air quality.

5.3.2 Oil Company Concerns

- In a survey of the six oil companies active in the area, some firms cited concerns regarding road conditions. The deficiencies mentioned included 1) roads are too narrow to accommodate heavy equipment, 2) the maintenance program is inadequate, 3) roads are not sufficiently graveled, and 4) roads are not constructed for continual year round heavy traffic.

5.4 POTENTIAL IMPACTS OF OIL DEVELOPMENT ON RURAL AREA

5.4.1 Demographic Impacts

- The average age of residents in the rural area surrounding Elk Point may be reduced over time, with the potential influx of oil workers and their families. Indeed, it has been suggested that many oil industry workers have rural backgrounds and will choose to live in the rural area. Thus, more hobby farmers and part-time farmers may be expected, and this may result in a greater interest in horses, growing hay, and horticulture.

- On the basis of the "base case" industry employment projections prepared for the town (Scenario 4), and assuming that 20% of operator positions and 15% of contractual service employees will consist of rural residents, potentially about 240 people in the outlying Elk Point area may be employed by the oil industry by the year 2000. Assuming further that about 40% of this total, or 96 employees, will be hired from outside the area and that the average dependency rate of 2.4 continues, there will be an influx of about 230 people into the Elk Point rural area in the next 15 years. With no directly relevant historical experience to draw from, these assumptions have been derived on the basis of the consultants' best judgment. Sensitivity analyses should be employed to test the rural impact under alternative assumptions.

- The rural population impacts do not take into account temporary camp populations during the construction phases of the planned projects. On the basis of the oil industry survey, most oil companies do not anticipate the need for temporary camp facilities near project sites. It is unclear to what extent short-term construction workers will choose to reside temporarily in the rural area and smaller hamlets.

- The influx of non-local oil company workers into the Elk Point rural area over the coming years will likely more than offset the current depopulation trend arising from agricultural consolidation and urban migration.

5.4.2 Agricultural Sector

- As oil development proceeds, there is likely to be an increase in the demand for the rural subdivision of agricultural land in response to new pressures for hobby farms and country residences. To the extent that fragmentation of farmland occurs, agricultural production may be reduced unless more intensive farming techniques are used in the area.

- Increasing oil development in the rural area will, however, generate additional income to the farming community. Some revenues earned through leases and off-farm employment may be reinvested into farm operations.

- It is uncertain whether farmland values will rise as a result of the increased oil activity. Should prices indeed rise, existing farmers will benefit from the increased value of their farms, but at the same time there will be greater financial barriers for new entrants into farming.

5.4.3 Environment

- Noise and dust problems may worsen because of perceived increased traffic associated with oil development.

- There may be an increase in the incidence of perceived physical discomforts arising from petroleum-type emissions.

- Additional oil activity may weaken some of the traditional values associated with a rural lifestyle.

5.4.4 Community

- Hamlets near Elk Point (such as Lindbergh, Northern Valley, Heinsburg, Clandonald, Tulliby Lake, and Sputinow) should experience some growth as a result of oil development in the adjacent area.

- Increased population and incomes in the rural area will benefit nearby communities, including Elk Point, in terms of stronger demand for local commercial and public services.

- The establishment of additional sanitary landfill sites will be required in the rural area as regional development proceeds.

- The enlarged rural population will likely increase the demand for both outdoor recreational pursuits and urban recreational amenities offered by the town. A greater population base in the area would support the construction of new facilities.

5.4.5 Native Communities

- The major oil companies in the Elk Point area indicated in a survey that they have no native employees at the present time.

- Qualified residents of the Indian Reserves and Metis Settlements in the Elk Point rural area should be able to participate in the new opportunities afforded by the oil development activity, thereby increasing their involvement in the regional economy.

- Efforts have been made by oil companies in the Cold Lake area to ensure accessibility of employment and business opportunities to Native people. Similar initiatives are needed to increase Native participation in heavy oil projects in the Elk Point area.

5.4.6 Fiscal Impact

- Oil development in the Elk Point area will increase the demand for rural services. Pressures on rural municipalities will increase particularly with respect to road upgrading and maintenance. In addition, urban-related services will be required by country residences and hobby farms in the outlying area of the town. A possible municipal growth of hamlets in the Elk Point area will also increase the demand for municipal services and have an impact on the finances of rural jurisdictions.

- It should be determined whether the property taxes accruing from the oil developments will be sufficient to cover the added costs of rural services, such as road maintenance. The overall fiscal impact of increased oil activity on the affected rural municipalities requires study.

6. SOCIO-ECONOMIC IMPACTS

6.1 INTRODUCTION

The socio-economic impacts of regional heavy oil development activities on the Town of Elk Point are discussed in this section of the report. The effects are outlined in relation to the local demographic structure, the community economic base, the need for community-based services and facilities, financial considerations, and local attitudes and perceptions. It should be noted from the outset that some of the dislocations that have been experienced in relation to other major resource development projects in Alberta will be minimized in the case of Elk Point because of the nature of the proposed development plans. First, construction activities represent a relatively small and short-term component of the proposed projects. And second, the various development projects involve staged expansion phases which extend over several years.

6.2 DEMOGRAPHIC STRUCTURE

6.2.1 Population

- Section 4 of the report described the potential growth of population in Elk Point under various development scenarios. On the basis of the most likely growth scenarios, the total population in the town will rise to a level ranging between 1,423 and 1,958 people by 1989 and between 1,759 and 2,979 people by the year 2000.

- The above projections do not include periodic, short-term influxes of construction workers. It has been estimated by the resource companies active in the area that from 50 to 100 workers will work on specific construction components over roughly three to four month periods. Despite the possibility that some of the construction phases among ongoing projects may overlap, the number of workers that might stay in the town for short-term periods is not expected to be unmanageable. Establishment of construction camps by contractors would, of course, further reduce potential impacts to the town related to the regional presence of construction workers.

6.2.2 Population and Household Profile

- Most of the new employees required to develop and operate the heavy oil projects are expected to live in the area with their families.

- No accurate information is available regarding the potential age-sex profile of families moving into the area. On the basis of experience in other resource areas that are oriented towards the oil sector, including the Cold Lake region and Fort McMurray, it is anticipated the adults will be predominantly young (primarily in the 20-34 age group), married, and have young children.

- The influx of younger families into the community as oil development proceeds will redistribute the age profile towards younger age groups. Over time, the age composition of the Elk Point population will correspond more closely to the age profile of other communities in the province.

- The characteristics of the newcomers should lead to a reorientation of community services towards the needs of younger adults and children.

- The average number of people per household in Elk Point is presently low by provincial standards (2.4 versus 2.9). The average household size of existing oilfield workers in the region is also low, although it is likely that many of these employees are young and at an early stage in the formation of their families. Based on experience elsewhere, it can be anticipated that average household sizes in the town will gradually increase over time as the in-migration of young oilfield workers increases and those employees become more firmly established in the community.

6.3 ECONOMIC BASE

6.3.1 Local Economic Sectors

The local economy of Elk Point will continue to be oriented toward the primary sectors, and increasingly in respect of oil-related activity. "White collar" service and administrative functions may decline in importance relative to other occupations. The community will no longer be characterized as an agricultural service centre but will be regarded more as an oil industry town. The anticipated impacts of resource development activities on the local economic base are addressed below.

6.3.1.1 Agricultural and related services.

- The oil industry development is expected to exert some positive and negative influences on agricultural activities, but given the essentially mature and stable nature of agriculture in the region, no significant change is anticipated in the absolute importance of this sector to the town's economic base. At the same time, the relative importance of the agricultural sector to the town's economic base is expected to decline markedly.

6.3.1.2 Resource extraction.

- There are two types of resource extraction activities -- salt and oil -- in the Elk Point area. As discussed earlier in the report, no major changes are anticipated in the future operations of the salt plant but substantial changes will occur in oil extraction and related industries in both the short and long term. Indeed, based on information derived from oil industry estimates, the number of employees directly associated with the resource industry in the areas of construction, drilling, and operations could rise from the current level of 427, to 777 by 1989, and 804 by the year 2000, under Scenario 3 defined earlier in the report (AMOCO and Murphy curtail further expansion beyond 1987, and Dome activities stabilize after 1991). Should the three companies proceed with further expansion, as included under the "base case", total industry employment could reach 1183 by 1989 and 1887 by the year 2000. The latter figure implies a quadrupling of industry employment within fifteen years.

- Elk Point is well situated to capitalize on the expansion in demand for oil-related contractual and support services given 1) the large scale and long-term nature of oil development in the region, 2) the town's geographic location, and 3) the increasing strength and capacity of the community's oilfield service sector.

6.3.1.3 Manufacturing.

- The manufacturing sector currently plays a minor role in the town's economic base. The increased resource development activity is not expected to have a significant impact on the local manufacturing industry.

6.3.1.4 Construction.

- The local construction sector engages in general building activities, including residential and commercial construction, and provides services for oilfield clients in respect of lease construction, road building, wellhead shelter construction, welding, electrical work, and gravel work.

- The population growth induced by oil development will increase the demand for local construction services in relation to land servicing, housing, commercial development, and municipal infrastructure. Direct construction opportunities with the oil industry will also increase dramatically.

6.3.1.5 Transportation.

- The increase in oilfield development activities will have a positive effect on the demand for trucking services, having regard to the supply of essential drilling and construction materials and equipment.

- Oil extraction projects will directly increase trucking opportunities generally in all aspects of development, including construction, drilling, and operations.

- The increase in economic activity and size of the town will also enhance opportunities for the transportation sector in a more indirect way.

- Pipelines will be an important mode of oil transportation but will have little on-going employment and service impacts. However, inter-regional transportation of oil by truck will decline substantially once pipelines are in place.

6.3.1.6 Wholesale trade.

- Wholesale trade related to the oil industry, particularly in the area of bulk petroleum products and oilfield supplies, will expand as resource development proceeds. However, there appear to be limited growth opportunities for other wholesale trade activities because of the relatively small size of the local community even under the high growth scenario.

6.3.1.7 Retail trade.

- Retail trade opportunities will roughly parallel the growth in the local and regional population. However, even when the Elk Point population reaches a level of 2,000 to 3,000 people, the town will still be relatively small in a regional context and the retail trade sector will likely fulfill the general functions it does today. Established shopping patterns in the region will also prove difficult to change. Notwithstanding these factors, it is possible that as the town's population reaches higher thresholds, some development of higher-order retail services will occur.

6.3.1.8 Financial, administrative, and professional community services.

- Demands for financial, administrative, and professional community services are anticipated to increase in conjunction with the growth in local population. However, the relative importance of these services in the local economic base will unlikely change materially.

6.3.1.9 Summary.

- A higher level of economic activity in Elk Point as a result of oil development will have greater implications for the growth of some sectors (particularly resource extraction and related industries, construction, transportation, and retail trade) relative to others. The town would benefit more fully from the coming expansion by preparing a community economic development plan and strategy based on some of the areas of opportunity identified above. The advantages of developing such a plan and strategy are discussed in the recommendations section at the end of this report.

6.3.2 Employment

The oil industry will induce changes in the orientation of the local and regional job market. These changes are outlined below.

6.3.2.1 Occupational needs and training.

- At the time the oil industry survey was undertaken (fall, 1984), approximately 64% of full-time oil company employees in the region were hired locally. In general terms, these employees occupy operator positions (wells and pumps, plants, steam generators, production and treatment) or serve as roustabouts or maintenance workers. Many of the supervisory and administrative personnel, engineers, foremen, and purchasing agents were hired from outside the Elk Point area because sufficient numbers of qualified local people were not available to fill these positions. This highlights the need for local residents to upgrade their education and skill levels if they are to participate fully in the employment opportunities that will be created.

- Elk Point supplies roughly two-fifths of contractual operating services and materials required by the oil industry. Local businesses provide service rigs, trucking services, water hauling services, fuel, propane, chemicals, steamers, tank cleaning, and vehicle repair services. Lloydminster businesses also supply an important share of the contractual service requirements in the Lindbergh area and compete with Elk Point in providing a variety of services. Additional services provided from Lloydminster include flushby units, oil hauling, water pressure work, and hydraulic unit repairs. Edmonton, Bonnyville, and St. Paul businesses also supply contractual services and materials to the industry.

- There are presently no drilling companies based in Elk Point or in nearby smaller communities.

- Roughly one-half of the construction services used by the oil industry is available from Elk Point businesses. The town faces competition primarily from Lloydminster, St. Paul, and Bonnyville in terms of providing construction services to the oil industry. The local services encompass lease construction, construction of wellhead shelters, grading and bulldozing, gravel work, welding and electrical services, and the provision of work crews. Some of these services require specialized manpower skills and the completion of advanced technical and training programs. It is anticipated that there will be intermittent requirements in the future for various construction services, including road building, lease improvements, and the construction of processing plants.

- The magnitude of potential oil development in the region and the associated skill requirements will make it impossible for the local area to meet oil industry demands for personnel. The industry has indicated that the extent of local hiring will depend on the proven ability and availability of trained personnel. This implies that local residents will have to seek additional technical training and education if they are to compete for full-time operating positions. Lakeland College and other educational institutions will play a key role in providing programs to upgrade the skill levels of the local population and gearing programs toward the needs of the oil industry.

- Area residents should focus on capturing oilfield operating positions, and participating in the provision of oil industry contractual services. Drilling and construction activities normally provide short-term periodic sources of employment, but it is possible that, over time, some drilling personnel will locate in Elk Point provided that there is a sufficient volume of year-round drilling activity in the region. The town's role as a supplier of construction services should increase, although the competition from specialized construction firms in the larger urban centres will continue.

6.3.2.2 Employment patterns.

- Operating employment in the heavy oil industry is stable because of its full-time and non-seasonal features.

- Oil company employees in the region are almost exclusively male. A potential problem in the community involves the possible inadequacies in the availability of employment opportunities for wives of oil industry workers. Some may be absorbed in the town's service industries as the population base becomes larger and service demands grow, while others may find work opportunities with support service businesses to the oil industry. However, the available employment opportunities in traditional areas of female employment may not be sufficient to meet local needs and preferences. Spouses of oil industry employees should be encouraged to become involved in volunteer organizations and F.C.S.S. programs instead of seeking paid employment. On the other hand, special skills upgrading courses will be required for women to increase their employment marketability in the local economy.

- There has been little involvement of Natives in the regional oil industry to date. In terms of promoting the direct employment of Native people from nearby Indian Reserves and Metis Settlements, it is likely that a combination of Native, industry, and government initiatives are necessary. There are also opportunities, however, for the establishment of native-owned and operated or joint-venture businesses providing contractual services to the oil industry. Successful examples of such businesses can be drawn from the Fort McMurray and Cold Lake situations.

6.3.2.3 Home to work relationships.

- Oilfield workers will be employed outside of the community, although the town will serve as a dormitory for many of them and their families. The oilfield and related developments will enlarge the industrial tax base of the rural municipalities. With no access to oil industry property assessments, the town will need to rely to an increasing degree on a residential property base to finance municipal costs, unless the local commercial and industrial base expands sufficiently.

- Some contractual oilfield services are based in Elk Point, although workers devote varying amounts of time outside the community. Establishment of additional oilfield-related service businesses in the town will assist to offset the lack of direct oilfield property assessment.

6.3.2.4 Income.

- The relatively high incomes associated with the oil industry will raise average income levels of the town, which are now considerably below the provincial average.

- The demand for commercial services in the community may grow at a faster rate than population growth because of the higher incomes of the new residents.

- It is possible that the relatively high incomes of new oilfield-related workers may cause some income disparities between new residents and older residents, and between oil industry personnel and service sector workers.

- There may be a rise in the relative cost of goods and services as the increased incomes and population exert more pressure on the business sector; however, increased competition resulting from the expansion of established businesses and the arrival of new aggressive businesses in the community may offset local inflationary pressures.

6.4 SERVICES AND FACILITIES

The demand for services and facilities in the community will be determined by population growth and by the characteristics of that growth (i.e. the age-sex distribution, rate of growth, profile of people moving into the community). Changes in demand conditions will require responses by various public, private, and volunteer organizations, and will necessitate on-going monitoring and assessment.

6.4.1 Municipal Services and Facilities

- In respect of fire protection services, the need for additional volunteer staff and improved facilities and equipment should be assessed in the context of the anticipated growth in the community.
- The municipality will need to monitor, plan, and respond to growth in demands for 1) water treatment, distribution, and storage, and 2) sewage treatment, and collection. For example, on the basis of the "base case" population projection prepared for the town (Scenario 4), existing sewage treatment capacity will be inadequate within five years.
- The road system will be subject to increased utilization, resulting in greater demands for maintenance. The development of additional residential and industrial areas will require internal road systems and their integration with the existing road transport network.
- The growth in the size of the community will increase the environmental pressures on the local sanitary landfill site.
- The growth in the community and the associated needs for new and expanded services and facilities will increase municipal administrative demands, and likely increase facility and staffing requirements.

- Housing requirements, and possibly commercial and industrial demands as well, will increase dramatically as a result of local growth. Haphazard responses to these demands without comprehensive planning could substantially increase the costs of providing additional infrastructure. For example, in Fort McMurray, compressed municipal development schedules led to abnormally high construction costs (as a result of overtime allowances, winter construction inefficiencies, etc.).

- If the municipality chooses not to accommodate demands as they arise, service standards will inevitably deteriorate and many of the residential and commercial growth opportunities will accrue to other communities. Against these concerns is the danger that the municipality could undertake premature development of facilities or install excessive infrastructure capacity. This would have a negative impact on the town's financial situation. The tendency to overbuild in anticipation of growth opportunities can be minimized by astute planning and monitoring.

6.4.2 Housing

- There is presently a very low housing vacancy rate in Elk Point.

- The future demand for housing units in the town has been estimated in Table 3 on the basis of anticipated population growth and household

TABLE 3

ESTIMATED FUTURE HOUSING REQUIREMENTS, TOWN OF ELK POINT

HOUSING REQUIREMENTS - ELK POINT

	1984	1985	1986	1987	1988	1989	POTENT.
Base Population	1113						
Projected Population							
Scenario 3		1215	1279	1337	1374	1423	1759
Scenario 4		1230	1302	1393	1492	1694	2504
Scenario 5		1299	1389	1520	1652	1958	2979
Incremental Population							
Scenario 3		102	166	224	261	310	646
Scenario 4		117	189	280	379	581	1391
Scenario 5		186	276	407	539	845	1866
Incremental Housing Units							
Scenario 3		41[a]	66[a]	86[b]	97[c]	111[d]	223[e]
Scenario 4		47[a]	76[a]	108[b]	140[c]	208[d]	480[e]
Scenario 5		74[a]	110[a]	157[b]	200[c]	302[d]	643[e]
Units Vacant/Under Constr.	53						
Housing Units Required							
Scenario 3		-12	13	33	44	58	170
Scenario 4		-6	23	55	87	155	427
Scenario 5		21	57	104	147	249	590

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a) 2.5 persons per household
b) 2.6 persons per household
c) 2.7 persons per household
d) 2.8 persons per household
e) 2.9 persons per household

sizes. The requirements for serviced residential land will increase in proportion to the housing requirements.

- The share of single-family detached dwellings in Elk Point is notably higher than the provincial average at present. Based on the experience in other communities affected by resource development, there may be a significant shift towards rental accommodation. It can be expected that, as resource development proceeds, there will be an increase demand for alternative types of housing. The town will likely see a significant rise in the proportion of attached dwellings (such as apartments, duplexes, town houses, etc.). There will also be more pressure to establish mobile home parks in the community.

- The degree to which the town responds to future housing needs will affect the population growth occurring within the community. If pricing of residential land, development standards, and housing policies are incompatible with the expectations of newcomers, they may choose to live in other parts of the region.

6.4.3 Law Enforcement

- Increased oil activity in the Elk Point area has increased the need for police surveillance because of the growing number of transients in the region and the greater volume of traffic. An additional constable is presently required to relieve pressures on regional R.C.M.P. services.

- The demand for R.C.M.P. services in Elk Point and the surrounding region will be affected by: 1) population growth, 2) the periodic influx of young construction workers, 3) increasing transportation and economic activity in the rural area, and 4) stress conditions related to newcomer adjustment problems and the nature of oil-industry work patterns.

- The past experience of resource-based communities such as Fort McMurray has shown that there is sometimes an excessive lead time between the recognition of the need for additional staff and the actual response to that demand, given budgetary constraints and the number of parties involved in manpower allocation. Response to service pressures may be further impeded by the fact that constables are normally allocated on the basis of provincial standards which do not necessarily reflect unique community requirements and local fast-growth conditions.

- The local R.C.M.P. detachment in Elk Point will likely continue to rely on oil companies to supervise their own staff and to adequately screen new applicants for deviant behavior.

- When the population of Elk Point reaches a level of 1500 people, the provision of law enforcement could become a municipal responsibility. This would significantly increase the level of municipal costs.

6.4.4 Recreation

- The current demands for recreational facilities and activities in the community were discussed in Section 3.

- The anticipated growth in population and the changing age profile towards younger age groups will substantially increase the range of recreation services and facilities desired by the community.

- The demand for urban-type facilities will increase with the arrival, from urban centres, of newcomers with higher recreational expectations. Such wants may be difficult to accommodate given the relatively small size of the community.

- There may be more emphasis in the future on regional-use recreational facilities developed in Elk Point and jointly financed with nearby rural municipalities.

- It is anticipated that the demand for outdoor recreation programs and facilities will increase in the Elk Point area because of the changing preferences towards outdoor activities, and the natural endowments of the region in terms of recreational opportunities. The rural municipalities together with Alberta Recreation and Parks will largely be responsible for responding to the outdoor recreational needs in the area.

6.4.5 Health and Medical Services

- A nursing home is presently needed in Elk Point to relieve pressures on hospital capacity; these pressures have arisen with the use of active beds for extended care.

- The local hospital administration and many citizens of Elk Point desire the establishment of an active surgery ward in the hospital.

- Funding for emergency outpatient services will be even more necessary in the future as the age profile of the population shifts towards younger age groups, and the incidence of oilfield-related trauma cases rises.

- Should the town's population follow the "base case" (Scenario 4) projection and more than double in size in the next 10 to 15 years, health and medical service needs will increase substantially. This will require continual monitoring of the capacities of facilities and staff.

6.4.6 Education

- On the basis of the "base case" population projection (Scenario 4), and assuming that: 1) current enrollment patterns will continue from Kindergarten to Grade 12, and 2) 16% of in-migrants will attend elementary school and 7% secondary school, there will be more than 760 pupils in the school system by 1989, and more than

950 by the year 2000. Under these estimates, the rated capacity of the elementary school will be reached by 1989; the secondary school will approach full utilization by the year 2000. However, given the fact that additional development of school facilities will be normally undertaken once 85% of capacity is reached, the elementary school will require expansion by 1986, and the secondary school by the early 1990's.

- Increases in teaching staff will be required on a periodic basis. The expanded enrollments and the changing demographic profile of the community may also necessitate the development of new educational courses and programs.
- As discussed in Section 3, post-secondary educational and training programs available through Lakeland College and other institutions may need to be adjusted to meet the particular needs of the Elk Point area, especially in respect of oilfield related training.

6.4.7 Social Services

- Social services available in Elk Point itself are offered through F.C.S.S. programs and volunteer organizations. Alberta Social Services and Community Health operates offices in St. Paul and Bonnyville, which provide mental health services to the town and surrounding area. These services, together with those offered by A.A.D.A.C. in St. Paul, are presently used to only a limited degree by the Elk Point population.

- On the basis of interviews with social services staff, the F.C.S.S., volunteer organizations, and churches, social services currently perceived to be needed in the community include: professional counselling for alcoholics, single parents, and battered women; family and marital counselling services; programs for teenagers, young couples, and the middle-aged; and a wider range of volunteer services to assist senior citizens and the handicapped.

- The anticipated increase in the town's population will put more pressure on social service agencies serving the area. In addition, a greater variety of social services will be required than what is currently available. For example, single construction workers arriving in town with little money and no accommodation may need temporary assistance in establishing themselves.

- Various stress-related conditions may be encountered by in-migrants attracted to the area. Some newcomers will encounter difficulties in adjusting to their new environment and shift work patterns. Some spouses of oil industry personnel will be frustrated by the more limited availability of community amenities and facilities than they have been accustomed to, particularly if they come from larger urban centres; others may face limited employment opportunities. Many will be separated from relatives and friends who would normally provide an important support function to them. These sources of stress can be mitigated by the introduction of welcoming services for newcomers, the provision of accessible counselling services, and the initiation of various programs to involve new families in the community.

- The regional orientation of provincial social service agencies, such as Alberta Social Services and Community Health and A.A.D.A.C., and the greater financial constraints under which they operate, will make it more difficult for them to respond to the unique needs of Elk Point area residents. There may be a need in the future to establish a local delivery capability in Elk Point for more of the social programs presently available only from St. Paul and Bonnyville. At a minimum, regional personnel will need to travel to the community more frequently, and measures to improve the local awareness of programs may be required.

- The re-orientation and expansion of F.C.S.S. programs to respond to the needs of younger families and teenagers is already perceived as a necessary objective for the organization; these needs will accelerate in the coming years.

- The distance from the town of A.A.D.A.C. and Alberta Social Services and Community Health agencies has created the need for improved local mechanisms to meet the demands of Elk Point and area residents, particularly in the areas of family and marital counselling, and alcohol and drug abuse. Inadequacies in the local availability of social services will often spill over onto other services, including the hospitals, the police and judicial system, and volunteer agencies.

- Volunteer organizations must find effective ways of integrating newcomers, particularly younger families, into their programs.

6.5 FINANCIAL CONSIDERATIONS

An important challenge for the Town of Elk Point is to maintain its financial integrity over the coming years without dramatically altering the level of local property taxes.

The anticipated growth of the community will require the development of infrastructure to keep pace with local expansion, and the provision of necessary administrative and service delivery personnel and operating resources. Changes in the profile of the local population and the possibly high expectations of new residents may further compound the demands on the municipality.

The town will need to devote close attention to its capital programming requirements. The priorization of required facilities, the design standard of those facilities, the capacity installed, the on-going operating and maintenance costs, and the availability of external financial assistance will all have to be weighed by the local administration. The requirements for new programs and services will need to be similarly assessed.

The revenue capacity of the town will also increase, of course, as the community expands. It is important, however, that this fiscal capacity increase commensurately with the added financial burden. To the extent that it does not, an increasing tax burden will fall on older and fixed-income property owners who may not benefit significantly from the expanded and, possibly improved, local facilities and services.

Considerations that may affect the financial-generating capacity of the community include the following:

- The composition of the assessment base. As discussed earlier, the oil development projects are located in rural areas and will not add to the assessment base of the community. The employees and their families will increase the residential assessment base of the town but most evidence suggests that residential taxes do not fully cover related municipal costs, and particularly if the residential housing is of a type that carries a relatively low assessment value. It is important, therefore, that the local commercial and industrial base be expanded so that the assessment balance in the community is maintained.

- Levels of off-site levies and developer responsibilities. In recent years, most communities have adopted a policy of charging a portion of the costs of off-site municipal infrastructure to new developers. Off-site levies are determined on the basis of the costs incurred by the municipality for sewage and water treatment facilities, utility trunk systems, recreation facilities, arterial roads, and other infrastructure costs. The alternatives to these charges -- applied normally in some combination -- are user fees and general property taxes. The financial policies selected will have varying implications in terms of housing prices, utility rates, and property taxes.

- Pricing of land. To the extent that the town has municipally-owned and designated residential, commercial, and industrial land, the prices it establishes will have a bearing on the level of residual municipal costs to be borne from other sources.

The fiscal consequences of growth are likely to be important to the town and they deserve separate study. It is recommended that the community embark on capital planning and fiscal impact analyses, using as required, the external assistance of Alberta Municipal Affairs or independent municipal finance consultants.

6.6 COMMUNITY ATTITUDES AND PERCEPTIONS

The growth and changing role of the town will bring with it a number of changes -- some positive, some negative -- to residents of Elk Point.

To external residents of the province, the town will take on a new and different image. It will likely become associated with oil development, particularly heavy oil development, and will be perceived as a growth-oriented community as activity in the region accelerates and becomes better known. This image and publicity can be reinforced through various community and economic development initiatives.

Virtually all respondents to the community survey, conducted in Elk Point and the surrounding area, would like to see the town grow. Some of the positive impacts associated with the growth of the community include

- greater outside recognition of the town;
- availability of additional business and employment opportunities;
- new services and facilities accompanying the town's development.

Notwithstanding the overwhelming local support for the oil-related development and growth of the community, some issues of concern have been articulated by local residents. In addition, a number of negative socio-economic impacts may accrue to the community if not adequately addressed. These include the following:

- the long-term prospects for the town when the oil reserves become depleted;
- the ability of the town to accommodate too rapid a growth rate;
- the potential competition for local services and facilities if these do not increase sufficiently to match the new demands;
- the financial impacts to the community, and possible effects of the development on the local cost of living;
- the possible deterioration in the quality of life currently enjoyed in the community; for example, the community may not be as friendly, quiet, and safe in the future as it is today;
- possibly adverse social conditions accompanying the influx of new residents, together with the change in the demographic and economic structure of the community resulting in the demand for a variety of support services.

The ability of the community to respond quickly and appropriately to the evolving and complex demands upon it will, in the final analysis, determine how well the oil-related development is perceived and accepted by the local residents.

7. CONCLUSIONS AND RECOMMENDATIONS

7.1 OVERVIEW

The proposed heavy oil development in the Lindbergh field of northeastern Alberta is expected to have a considerable impact on the Town of Elk Point, which is likely to double or triple in population over approximately the next ten to fifteen years. The growth will occur in relatively steady stages and this will improve the community's ability to plan for and respond to the changes that occur. At the same time, the expected growth is imminent and could be rapid, and the available evidence suggests that area residents and institutions have only recently begun to recognize the nature of the growth that may occur. In the Elk Point area, several firms are independently planning their own development and investment programs. Furthermore, these development plans are contingent upon technical and economic results at various check-points. To the extent that regulatory approval (for example, from the Alberta Energy Resources Conservation Board) must be obtained to proceed beyond various stages, these generally relate to incremental developments and pertain only to individual projects. Until this study was commissioned, there appear to have been no efforts to examine the development prospects in an integrated way and/or to assess the cumulative impacts of the anticipated resource development to the community and region.

7.2 SPECIFIC CONCLUSIONS AND RECOMMENDATIONS

The consultants have formulated a number of conclusions and recommendations which pertain to specific areas of community impact. These are summarized below. Those agencies or organizations which are most directly concerned with the particular impacts are also identified.

Employment

Target Agencies:
Oil companies
Elk Point Town Council
Native Band Councils
Federal and Provincial
Manpower Agencies

- Oil companies are encouraged to hire local personnel wherever possible and to increase their efforts to employ a wider cross-section of the adult population. The increased use of local personnel will improve the capability of the local area to accommodate the increased oil development activity.

- Area residents should focus on capturing oil industry operating positions and contractual services to the oil companies.

- The involvement of Native enterprises in oilfield development activities should be encouraged. The local Indian Reserves should work to establish native owned and operated or joint venture businesses to provide contractual services to the oil industry.

- Government manpower agencies in St. Paul have indicated that their services are not adequately utilized by Elk Point residents. Given the anticipated level of employment generation in the area, the establishment of local manpower offices should be investigated or, alternatively, visits to the community by manpower officials should be increased.

Local Commercial and Industrial Development

Target Agencies:
Chamber of Commerce
Elk Point Town Council
Local Business
Oil Companies

- Oil companies operating in the area are encouraged to use local services and businesses wherever possible. This will serve to strengthen the community economic base, and to offset the possibly negative financial implications to the town of dormitory-type residential development without commensurate commercial and industrial growth.

- The local businesses and the Chamber of Commerce should be advised that the demand for commercial services will grow more rapidly than the population because of the higher incomes of new residents and the demands of the oil industry itself.

- To avoid extraordinary increases in the local cost of living and undue leakages of income to other regional communities, it is important that the Elk Point business community continue to improve its competitiveness. The Chamber of Commerce should work with local businesses to undertake marketing and management initiatives that will strengthen the town's commercial structure through improved facilities, lower costs and prices, and better service.

Community Development Planning

Target Agencies:
Elk Point Town Council
Chamber of Commerce
Tourist Associations
F.C.S.S.
Voluntary Organizations
Local Businesses

- The demand for local services and facilities should be monitored carefully in order to anticipate changes in requirements as the size and character of the community changes. Astute planning will prevent the premature development of facilities or the installation of excessive infrastructure capacity which would create a tax burden for local residents.

- To the extent that the community adopts attitudes and programs (eg. welcoming services, invitations to volunteer organizations and clubs, etc.) which encourage the integration of newcomers to the area, the socio-economic benefits of the oil development to Elk Point will be considerably enhanced.

- It is important that the new oil development activity not compromise the long-term prospects for further tourism activity, which is largely based on the area's outdoor recreational amenities. Environmental conditions in the region must be safeguarded, and recreational facilities will need to keep pace with the increasing regional demands. The possibility that certain elements of the oil industry could serve as visitor attractions should be assessed; these might reinforce existing tourism destination assets in the Elk Point area.

- The Chamber of Commerce, town council, and local businesses should work together to ensure that the community participates fully in the new economic opportunities which will be induced by and stem from the oilfield development. This will require programs to improve the competitiveness and appeal of the local business community and attract new services to Elk Point.

Adult Education

Target Agencies:
Lakeland College
Alberta Vocational College
Alberta Advanced Education
Native Bands

- Local residents will require technical training to qualify for many positions in the oil industry and opportunities to obtain the requisite skills and education should be made available to them.

- Lakeland College should develop additional courses and programs geared to the requirements of the oil industry.

- Local and regional educational institutions should develop special courses for women to enable them to obtain skills that are marketable in the context of the available employment opportunities.

- Educational institutions will likely require course or program modifications or enhancements which meet the particular needs of new residents in the area.

- The regional educational institutions and the Native Band Administration offices should work together to ensure that oil industry related courses and training programs are accessible to and utilized by native peoples.

Public School Education

Target Agencies:
County of St. Paul
School Division

- The school population will need to be closely monitored to ensure that staffing and facilities are adjusted without resorting to undesirable makeshift arrangements.
- The short- to medium-term impacts of resource development on the education system will be most pronounced in respect of the elementary and E.C.S. programs.
- With the expected increase in high school enrollments and a changing socio-economic profile of students, additional course offerings may be required.

Health Care

Target Agencies:
Elk Point Regional
Hospital Board
Local Physicians
Elk Point Health Unit
Elk Point Town Council

- There is a strong desire on the part of the community residents to attract a surgeon and additional physicians to the community. The expected growth in the local and regional population will reinforce the need for expanded medical services in Elk Point. The adequacy of service levels will need to be closely monitored as the oil development intensifies.

- Local health unit programs, including home care and community health nursing, are prime candidates for expansion. Improvements in home care programs are needed to meet current requirements; community health services will require expansion as the oil activity draws an increasing number of new young families to the community.

- The Town of Elk Point has a large proportion of elderly residents, who place heavy demands on the available space in senior citizen residences and hospital facilities. The community should assess the requirements for nursing home facilities and develop an implementation strategy aimed at alleviating the local demand pressures in this area.

Recreation

Target Agencies:
Elk Point Town Council
County of St. Paul
Alberta Recreation and Parks
Elk Point and District Regional Recreation Board

- The target agencies will need to respond to the anticipated demands for improved recreation facilities and programs in the area. The changing profile of the local population toward the younger age groups will also alter the desired types of recreational services.

- The urban and rural municipalities in the region should investigate the development of jointly-designed and financed recreation programs and facilities, such as restoration of Fort George/Buckingham House sites.

- The combined demands of the growing regional population and the tourists visiting the area will increase the pressures on available outdoor recreational facilities. Alberta Recreation and Parks will need to monitor the adequacy of available provincial facilities located in the Elk Point region.

- The town should investigate the merits of hiring a recreation director who is able to assess and to respond to the recreational needs of the community.

Law Enforcement

Target Agencies:
R.C.M.P.
Elk Point Town Council

- Additional law enforcement personnel are required at the present time to meet the needs of the region. The increasing levels of population and economic activity will undoubtedly induce further demands over the foreseeable future. On the basis of similar experience elsewhere, lags between the recognition of the need for additional police personnel and the provision of new staff may cause an on-going catch-up situation. The R.C.M.P. should be encouraged to use the analyses in this study to justify the transfer of additional staff to the region.

- Policing will become a local municipal responsibility when the town achieves a population of 1500 persons. The related costs to the community could escalate significantly at that time.

Municipal Services

Target Agencies:
Elk Point Town Council
County of St. Paul

- The local volunteer fire department, which serves both the urban and rural population, will need to ensure that its staffing, facilities, and equipment are adequate to meet the increasing demands of the local area.

- The local municipalities should assess the existing and potential demands for, and desirability, of accommodating a mobile home park to meet the needs of both short-term and lower-income residents.

- The town and county should endeavor to ensure that the pricing of land, local development standards, and housing policies are compatible with the needs and expectations of new residents, while at the same time satisfying local financial and development criteria. Unreasonable policies will divert newcomers to other nearby communities.

- A failure to respond to new service demands will result in a decline in service standards. This impact will be unsatisfactory to local residents and may encourage prospective resident and businesses to locate elsewhere.

- The town should maintain a modest lead in the services provided on vacant residential land.

- The town should regularly monitor the adequacy of municipal service capacity in respect of water treatment, storage, and distribution; sewage collection and treatment; and solid waste (garbage) collection and disposal.

- The town should assess the appropriateness of its current fiscal practices (user fees, property taxes, off-site levies, etc.) in respect of the financing of municipal services and facilities.

Local Government Administration Target Agency:
Town of Elk Point
Administration

- The growth in the size of the community will likely require the hiring of additional administrative staff and the acquisition of additional office space.

- It is important that the town accommodate the anticipated expansion without adversely affecting its financial integrity or significantly raising municipal charges and taxes to local residents. This particularly applies to older, fixed-income property owners who may not benefit materially from the provision of new services and facilities.

- Capital projects should be carefully evaluated in terms of design standards, capacities, capital costs, on-going operating and maintenance costs, and external financial assistance. These projects must in turn be priorized in the context of local needs and financial capability.

- It is desirable that the commercial and industrial assessment base of the town increase roughly parallel to residential development. This balanced form of growth will enhance the ability to maintain property taxes at reasonable levels. It is therefore important that the town actively encourage the growth and expansion of the local business community.

- Alternative financing practices, which include various combinations of user fees, taxes, and development levies, are available to the community and will have different implications in terms of housing costs, tax levels, and the demand for services. It is recommended that a fiscal impact analysis be carried out by the town, utilizing the external assistance of Alberta Municipal Affairs and/or municipal financial consultants.

Housing

Target Agency:
Elk Point Town Council

- The town should ensure that sufficient serviced land and utility infrastructure capacity is available to meet the evolving housing requirements in order to avoid haphazard and costly short-term responses.

- The town's development plans should accommodate a variety of housing types (including higher-density housing and mobile homes) which meet the varied requirements of newcomers to the area.

Social Services

Target Agencies:
A.A.D.A.C.
Alberta Social Services
and Community Health
Local volunteer services

- Provincial social service agencies are located in St. Paul and Bonnyville and appear to be used by Elk Point and area residents to only a limited extent. There is no reason to presume that local residents require these services to a lesser degree than other people in the region. The local delivery capability of these services in Elk Point should be improved.

- The growth of the community will likely be accompanied by increased levels of family and personal stress and will thus induce additional demands on the social service delivery network. At present, local voluntary organizations and church leaders do not feel that even existing needs are being adequately served by available services.

- It is recommended that the relevant service agencies collaborate to improve counselling services available in the town, and particularly in respect of alcohol and drug addiction, marital problems, and teen or maturation problems. Suggested alternatives include the establishment of local offices, the rotational use of the same office space by more than one agency, or the co-operative provision of subsidized transportation to agency offices in St. Paul.

- It is also recommended that an inter-agency forum be established to monitor service delivery performance, gaps, and deficiencies in the local area.

Agriculture

Target Agency:
Alberta Agriculture

- Farmers in the Elk Point area do not appear to be taking full advantage of the services available through the District Agriculture office in St. Paul. The Department should take initiatives to increase the level of program awareness in the local area.

- Some portion of the newcomers who are drawn to the region by the oil activity will prefer to live in the rural areas. The rural municipalities should develop plans which will accommodate demands for small holdings and country residential properties but which do not result in the fragmentation of higher quality agricultural lands.

Spiritual Services

Target Agencies:
Local Churches

- Churches will play an important role in welcoming and assimilating newcomers to Elk Point.

- Church leaders have indicated the need to improve the local availability and accessibility of professional counselling services to augment their own efforts in this area.

Transportation

Target Agencies:
Elk Point Town Council
County of St. Paul
Other rural municipalities

- The increasing oil activity will have an important impact on the utilization of regional roads, many of which are under municipal responsibility. Demand for road upgrading and maintenance will increase in relation to the induced traffic and the need to ensure that levels of public safety and convenience are safeguarded.

- These additional road costs are likely to be particularly onerous to the rural municipalities. It is therefore recommended that they undertake fiscal impact analyses to ensure that property taxes from the oil industry are sufficient to offset the incremental municipal costs attributable to the industry.

Quality of Life

Target Agencies:
Elk Point Town Council
Oil Industry
Local residents and
volunteer organizations

- Although local residents are largely in favour of the new development in the area, concerns have been expressed regarding the potential deterioration in a number of qualities important to the community such as the safe environment, the quiet, friendly atmosphere, and the quality of local services and facilities.

- Those local residents who feel that the quality of life has been adversely affected to some degree by the development that has occurred to date cited such concerns as increased traffic noise and dust, and the unfamiliarity with new residents.

- Many of the potentially undesirable impacts can be minimized by ensuring that the problems are promptly recognized and brought to the attention of the relevant target agency. A recommendation to establish a local coordinating and monitoring body, discussed later in this section of the report, has as a main objective the identification and reduction of negative impacts in the local area.

Communications

Target Agencies:
Elk Point Town Council
Oil Industry
Social Service Agencies
Voluntary Organizations

- There is a need to have an open and ongoing communication among all agencies to provide for cooperative action, to reduce duplication of effort, and to ensure that all needs are being addressed.

- There is a need to establish an information service which would make available to service agencies, voluntary organizations, and church leaders the names of new people moving into the area.

- Oil companies should be encouraged to coordinate their activities to minimize disruptive impacts on the local area (eg. avoiding overlapping construction scheduling, etc.).

- The target agencies should improve their arrangements for publicizing proposed events and activities. In addition, the use of a public bulletin board located prominently in a high-traffic pedestrian area would be beneficial.

- The oil companies should convey information about their activities and development plans to local residents on a periodic basis, using a variety of dissemination techniques. This information should include data regarding employment and contractual requirements and the necessary criteria.

7.3 GENERAL CONCLUSIONS AND RECOMMENDATIONS

A number of general conclusions and recommendations have been developed by the study team on the basis of the research and analysis carried out, and these are discussed below.

> Local Monitoring. It is recommended that some type of local coordinating and monitoring body be established in the Elk Point area. This body would operate independent of municipal councils and might only involve one individual retained on a part-time basis and reporting to a local board, which would represent diverse local interests. This community action or advisory committee could be modelled on the existing Grand Centre organization. Operational funding may be solicited from the oil industry, the

local municipalities, and the provincial government. The main functions of this body would include

- acting as a point of information dissemination and liaison between the resource industry and the local citizenry;
- acquiring and collecting information on needs and issues related to oil development;
- encouraging the various municipal and service organizations to respond to the needs prompted by the new growth and development.

It should be noted that such local monitoring or advisory bodies normally have no mandate for making commitments on behalf of the local community; their main role is related to communication, issue resolution, and facilitation of information flow.

Economic Development. The development prospects for the Elk Point area present a variety of commercial opportunities for the town. To the extent that these opportunities can be exploited by the community, additional employment will be generated, the financial health of the town will benefit, and the local economic base will be strengthened and diversified. It is important that 1) the existing business community undertake marketing and management initiatives that will increase their competitiveness and their ability to benefit from the new economic activity, and 2) the town appeal to prospective businesses to locate in the community. Recognizing the small size of the town and the inherent financial constraints which likely do not permit the employment of an economic development officer, the community should work closely with the Chamber of Commerce and the local businesses to establish a committee with responsibilities for strengthening the commercial structure of Elk Point. Assistance in this regard may be obtained from representatives of Alberta Tourism and Small Business.

Fiscal Impact. The growth of the town will precipitate the need for new and expanded municipal services and facilities. A number of factors will affect the financial consequences to the community, including the size, composition, and schedule of the required capital program, infrastructure financing policies, and the growth and constituent characteristics of the local assessment base. It is important that these factors be evaluated on an on-going basis in order to anticipate potential financial problems and make appropriate adjustments in policies. It is recommended that the town carry out the necessary municipal fiscal impact studies, with assistance as required from Alberta Municipal Affairs and/or external consultants.

Social Services Delivery. The anticipated growth and development of Elk Point will induce a number of demands on the local and regional social service delivery network. A failure to respond adequately to these demands will have negative socio-economic impacts on the community. The service delivery structure includes various provincial agencies and organizations, including Alberta Social Services and Community Health, and A.A.D.A.C., the local F.C.S.S. organization, the Elk Point hospital, and a number of community volunteer agencies. There are strong inter-relationships among these organizations and service deficiencies in one may have side-effects on another. Clearly, an integrated approach to social services is required and it is recommended that an inter-agency forum, comprising representatives of the relevant agencies, be established and meet regularly. The group would be responsible for monitoring the social needs of the community, identifying gaps and deficiencies, and recommending joint or individual action for providing the necessary services.

Environmental Impacts. An examination of the environmental impacts of the proposed resource development is beyond the scope of this study. At the same time, a number of environmental concerns have been identified by the rural residents in the oilfield area. In the same manner as the cumulative socio-economic impacts of the impending resource development appear to be large, it is possible that the long-term cumulative environmental impacts may become significant to the area. Accordingly, it is recommended that provincial environmental authorities examine the merits of carrying out on-going monitoring of environmental disturbances in the Elk Point area and review sequential industry applications that are made for further development in the context of their contributive environmental impacts.

This socio-economic study should be considered only a first step in examining the future growth of the community and identifying potential needs and courses of action. The town is commended for identifying the need for the study and for independently taking the initiative of integrating what is occurring in the region and assessing what it means to the community. However, the socio-economic response process must continue in the future and this will require an on-going commitment by the residents of Elk Point. The active involvement of the local population and of various community groups in the planning and development monitoring process will go a long way to ensure that significant long-term benefits are realized by the community without compromising the many attractive features of the local life-style.

APPENDICES

APPENDIX A-1

SOCIO-ECONOMIC CHARACTERISTICS OF ELK POINT

TABLE A-1

SOCIO-ECONOMIC CHARACTERISTICS OF ELK POINT

	ELK POINT								ALBERTA		
	1971	%	1976	%	1981	%	1984	%	1981	%	Comments
A. POPULATION											
• Total Population	730		807		1022		1113		2237300		• Average annual growth rates: - 1951 to 1981: 2.7% - 1971 to 1981: 3.4% - 1981 to 1984: 2.9%
											• Populations: 1951: 453; 1956: 594; 1961: 692; 1966: 726.
• Private Households, Total	255		325		415		474		57824		• 5.0% annual growth over the period 1971 - 1981.
• Average Number of Persons per Private Household	2.8		2.4		2.4		2.4		2.9		• The average number of people per household and rooms per dwelling are slightly lower in Elk Point when compared to Alberta averages.
B. AGE/SEX COMPOSITION											
• Male, Total	355	48.6	395	48.9	500	48.9	552	49.6	1143000	51.1	• Elk Point has a lower percentage of males and females in the 15-34 year age bracket and a higher percentage of individuals over 65 than Alberta as a whole.
- 0-14 years	100	13.7	90	11.1	115	11.3	135	12.1	278100	12.4	
- 15-34 years	85	11.6	105	13.0	150	14.7	171	15.4	474300	21.2	
- 35-64 years	100	13.7	115	14.3	135	13.2	134	12.0	316400	14.1	
- 65 and over	60	8.2	90	11.1	105	10.3	112	10.1	74300	3.3	
• Female, Total	375	51.4	410	50.8	525	51.4	543	48.8	1094300	48.9	
- 0-14 years	85	11.6	70	8.7	110	10.8	101	9.1	263500	11.8	
- 15-34 years	85	11.6	105	13.0	140	13.7	166	14.9	439800	19.7	
- 35-64 years	125	17.1	140	17.3	150	14.7	143	12.8	301800	13.5	
- 65 and over	70	9.6	90	11.2	130	12.7	133	11.9	89100	4.0	

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	ELK POINT								ALBERTA		
	1971	%	1976	%	1981	%	1984	%	1981	%	Comments
C. HOUSING											
• Occupied Private Dwellings, Total	255		325		415		474		758240		
- Single detached	245	96.1	275	84.6	355	85.5	366	77.2	473345	62.4	• Higher proportion of single detached homes in Elk Point when compared to Alberta averages.
- Single attached, apartment, duplex, and other	10	4.0	50	15.4	30	7.2	108	22.8	24450	32.2	
• Average Number of Rooms per Dwelling	4.7		-		5.1				5.9		
• Period of Construction											
- Before 1946	100		-		60	14.5			88280	11.6	• Low proportion of homes built in the 1961-1970 period; however, the rate of population growth was also low during this time (.5%).
- 1946-1960	120		-		150	36.1			153840	20.3	
- 1961-1970	40		-		25	6.0			161950	21.4	
- 1971-1981	-		-		195	46.9			354170	46.7	
• Occupied Dwellings with:											
- One bathroom	225	88.1	-		310	72.1			404040	53.3	
- More than one bathroom	20	7.8	-		115	26.7			340995	45.0	
- Central heating	195	76.5	-		370	89.2			711490	93.9	
• Average Value of Dwelling	-		-		$54,703				$94,179		• Average value of a dwelling in Elk Point is only 58% of the Alberta average.
• Average number of persons per room	.6		-		.5				.5		
• Median length of occupancy (years)	-		-		5				3		• Longer occupancy level evident in Elk Point.

..... /cont'd

	ELK POINT								ALBERTA		
	1971	%	1976	%	1981	%	1984	%	1981	%	Comments
D. INCOME											
• Males 15 Years and Over With Income Total	240		-		385				811225		
- Under $6000	155	64.6	-		95	24.7			155460	19.2	• Low number of Elk Point males earn more than $20,000 compared to provincial averages (41%).
- $6000-$9999	75	31.3	-		70	18.2			86930	10.7	
- $10,000-$19,999	20	8.3	-		150	39.0			236855	29.2	
- Over $20,000					70	18.2			331980	40.9	
• Average Income (Males)	$4940	$6474 b	-		$13,234				$19,286		• The average income of males was 68.6% of the Alberta average in 1981 versus 76.3% in 1971.
• Females 15 Years and Over With Income Total	220		-		330				655775		
- Under $6000	190	86.4	-		180	54.5			286200	43.6	
- $6000-$9999	20	9.1	-		60	18.2			121320	18.5	
- Over $10,000	5	2.3	-		100	30.3			248250	37.9	
• Average Income (Females)	$2318	$2759 b	-		$7614				$9005		• The average income of females in Elk Point was 84.6% of the Alberta average in 1981 versus 84.0% in 1971.
• Total Average Income	$3708	$4978 b	-		$10640				$14,700		• The total average income in Elk Point was 72.3% of the Alberta average in 1981 versus 74.5% in 1971.
• Average Census Family Income	$7195	$9475 b	-		$21,067				$30,390		• The average census family income in Elk Point was 69.3% of the Alberta average in 1981 versus 75.9% in 1971.
• Average Private Household Income	$5885	$6990 b	-		$17,879				$27,216		• The average private household income was 65.7% of the Alberta average in 1981 versus 84.2% in 1971.

..... /cont'd

	ELK POINT								--ALBERTA---		
	1971	%	1976	%	1981	%	1984	%	1981	%	Comments
E. EDUCATION											
• Highest Level of Schooling (age 15+)											
- Less than grade 9	n.a.	-	280	42.1	325	40.9			212645	12.7	• In 1981 there was a high proportion of people in Elk Point with less than grade 9 education (41%) compared to the Alberta average (13%).
- Grades 9-13	n.a.	-	205	30.8	270	34.0			717455	42.9	
- Trades certificate	n.a.	-	-	-	20	2.5			46520	2.9	
- Other non-university only	n.a.		105	15.8	115	14.5			385810	23.1	
- University											
- without degree	n.a.	-	30	4.5	25	3.1			148200	8.9	
- with degree	n.a.	-	45	6.8	40	5.0			160000	9.6	
F. LABOUR FORCE ACTIVITY											
• Males - Population 15 Years & Over	275		325		400				854360		• Overall, a lower percentage of adult males and females participate in the labour force, relative to the Province.
- In the labour force	185	67.3	210	64.6	270	67.5			723730	84.7	
- Employed	180	65.5	205	63.1	265	66.3			699740	81.9	
- Unemployed	5	1.8	10	3.1	5	1.2			23990	2.8	
- Not in the labour force	90	32.7	115	35.4	140	35.0			130630	15.3	
- Participation rate	67.3	80.5 b	64.6		67.5				84.7		
- Unemployment rate	2.7	5.7 b	4.8		1.9				3.3		
• Females-Population 15 Years & Over	310		340		395				818260		
- In the labour force	120	38.7	140	41.2	170	43.0			476245	58.2	
- Employed	115	37.1	130	38.2	165	41.8			455915	55.7	
- Unemployed	10	3.2	10	2.9	5	1.3			20330	2.5	
- Not in the labour force	190	61.3	200	58.8	225	57.0			342020	41.8	
- Participation rate	38.7	44.4 b	41.2		43.0				58.2		
- Unemployment rate	8.3	7.6 b	7.1		2.9				4.3		

..... /cont'd

	ELK POINT								ALBERTA		Comments
	1971	%	1976	%	1981	%	1984	%	1981	%	
• Dependency Ratio	2.5	2.5 b	-		2.4				1.9		• Dependency ratio in Elk Point higher than the Alberta average by .5 persons.
G. EMPLOYMENT BY INDUSTRY											
• Both Sexes - Total Labour Force	300		-		440				1199970		
• Industry-Not Applicable	35		-		-				4795		
• All Industries	265		-		435		406		1195175		• Note the growing importance of primary industries to Elk Point and, decreasing significance of trade, construction, and transportation.
- Primary industries	35	13.2	-		90	20.7	115	28.3	164035	13.7	
- Manufacturing industries	-	-	-		25	5.7	12	3.0	108005	9.0	
- Construction industry	10	3.8	-		35	8.0	18	4.4	128810	10.8	
- Transportation, communication, and other utilities	20	7.5	-		25	5.7	18	4.4	100365	8.4	
- Trade	85	32.1	-		80	18.4	44	10.8	202680	17.0	
- Finance, insurance & real estate	5	1.9	-		10	2.3	19	4.7	65860	5.5	
- Community, business and personal service industries	95	35.8	-		140	32.2	143	35.2	336740	28.2	
- Public administration and defence	10	3.8	-		30	6.9	37	9.1	88675	7.4	
H. EMPLOYMENT OCCUPATION											
• All Occupations - Total	270		-		440				1195175		
- Managerial, administrative, and related occupations	5	1.9	-		35	8.0			118790	9.9	
- Teaching and related occupations	20	7.4	-		30	6.8			44260	3.7	

..... /cont'd

	ELK POINT								ALBERTA		
	1971	%	1976	%	1981	%	1984	%	1981	%	Comments
- Occupations in medicine & health	30	11.1	-		45	10.2			46365	3.9	• Relative importance in Elk Point of jobs in medicine and health, teaching, and services.
- Technological, social, religious, artistic & related occupations	15	5.6	-		30	6.8			89320	7.5	
- Clerical and related occupations	35	13.0	-		60	13.6			220935	18.5	• Relative unimportance of clerical and sales positions, manufacturing, and primary jobs.
- Sales occupations	50	18.5	-		25	5.7			109985	9.5	
- Service occupations	40	14.8	-		80	18.2			132345	11.1	
- Primary occupations	10	3.7	-		20	4.5			102860	8.6	
- Processing occupations	10	3.7	-		-	-			24085	2.0	
- Machining, product fab., assemb. and repair. occupations	20	7.4	-		10	2.3			89375	7.5	
- Construction trades occupations	5	1.9	-		30	6.8			113750	9.5	
- Transport equipment operating occupations	15	5.6	-		25	5.7			47065	3.9	
- Other	20	7.4	-		50	11.4			56035	4.7	

a) Source: Census publications - Statistics Canada.

b) 1971 Alberta figure.

c) 1984 place of work for Elk Point labour force:

Elk Point	77.8%
Bonnyville	11.8%
St. Paul	2.9%
Surrounding rural area	1.9%

d) Numbers may not add due to rounding.

APPENDIX A-2

CLASSIFICATION OF INDUSTRIES IN ELK POINT

TABLE A-2

STANDARD INDUSTRIAL CLASSIFICATION
INDUSTRIES IN ELK POINT BY MAJOR GROUPS

Major Groups	Number of Firms
Service industries incidental to agriculture	2
Mining industries	1
Crude petroleum and natural gas industries	6
Quarry and sand pit industries	2
Service industries incidental to mineral extraction	14
Wood industries	1
Printing, publishing, and allied industries	1
Non-metallic mineral products industries	1
Other manufacturing industries	1
Building, developing, and general contracting industries	4
Industrial and heavy (engineering) construction industries	2
Trade contracting industries	12
Transportation industries	8
Pipeline transport industries	1
Storage and warehousing industries	2
Communication industries	1
Other utility industries	2
Petroleum products industries, wholesale	4
Food, wholesale	1
Food, beverage, and drug industries, retail	6
Shoe, apparel, fabric, and yarn industries, retail	3
Household furniture, appliances, and furnishing industries, retail	2
Automotive vehicles, parts, and accessories industries: sales and service	12
General retail merchandising industries	3
Other retail store industries	6
Non-store retail industries	1
Deposit accepting intermediary industries	2
Insurance and real estate agent industries	2
Business service industries	2
Federal government service industries	1
Provincial and territorial government service industries	1
Local government service industries	2
Educational service industries	3
Health and social service industries	9
Accommodation service industries	2
Food and beverage service industries	6
Amusement and recreational service industries	10
Personal and household service industries	6
Membership organization industries	8
Other service industries	12

Source: Nichols Applied Management

APPENDIX A-3

ELK POINT AND DISTRICT COMMUNITY SURVEY

ELK POINT AND DISTRICT COMMUNITY SURVEY

1. Introduction

- As an integral part of the study program, a survey of local residents was undertaken during October of 1984. The survey program is described in this section of the Appendices.

2. Purpose

- Provide the opportunity for area residents to participate in the community impact study commissioned by the Town of Elk Point.
- Enable area residents to express their views on potential growth of the community and attitudes regarding oil development.

3. Implementation

- Two announcements of the community survey were placed in the Lakeland Review before the questionnaires were mailed out to all local households October 12th, 1984.
- Questionnaires were picked up at designated drop-off points on October 24th, 1984.
- Some questionnaires were returned by mail.
- A copy of the newspaper notice, questionnaire, and survey tabulations are included later in this Appendix section.

4. Response Rate

	Questionnaires Sent Out	Questionnaires Returned	Response Rate
Elk Point	785	55	7.0%
Surrounding Area	1,069	70	6.5%
Total	1,854	125	6.7%

- Proportion of private households in Elk Point responding to questionnaire was 11.6 percent.

5. Findings

- Most of the respondents reside in Elk Point while the remainder live in rural areas or other communities.

- Almost two-thirds of the questionnaires were completed by adult males.

- 27 percent of respondents were of age 60 or over. This age group comprises 39.2 percent of the Elk Point adult population.

- About 40 percent of respondents were between the ages of 30 and 49. This age group constitutes 28.6 percent of the adult Elk Point population.

- Nearly two-thirds of the respondents have lived in Elk Point for over 10 years.

- Nearly two-thirds of the respondents are generally satisfied with the Town of Elk Point and about 10 percent are very satisfied.

- Nearly all respondents would like to see the population of the town grow from its current level of about 1100. Almost 30 percent desire an increase in size ranging between 1100 and 2000 people. About half of the respondents wish to see the population grow to a level of 2000 to 5000 people. Roughly 15 percent desire a population size of more than 5000 people. Only a negligible proportion would like to see a decline in population.

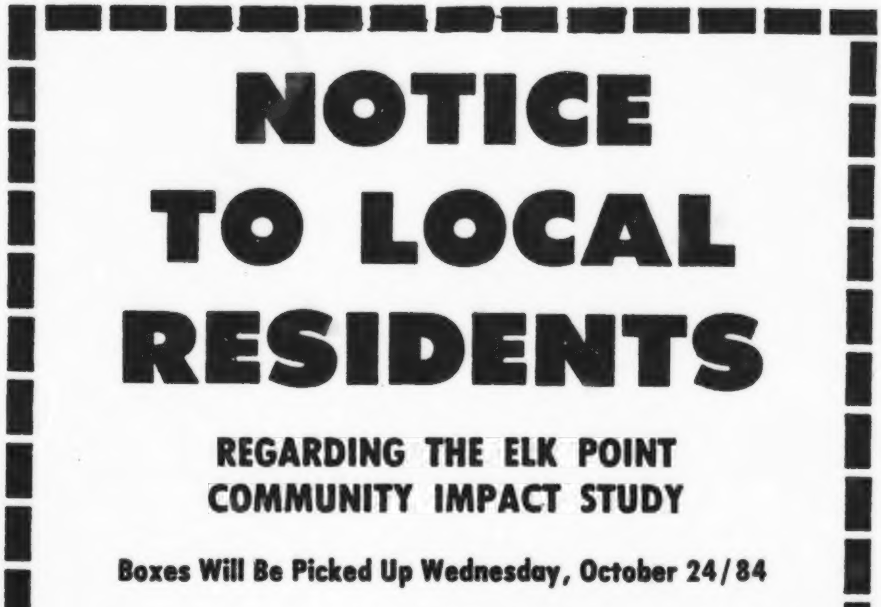
- Nearly two-thirds of the respondents consider that oil activity in the area will have a slightly positive or very positive effect on their way of life. 20 percent feel that the oil industry will not have any impact on their lives. About 11 percent are concerned that the oil industry will have a slightly negative effect on their lives while only a very minor proportion fear that it will have a very negative effect.

- Virtually all of the respondents would like to see some growth in population. Only a negligible proportion want the size of the population to remain the same. Nearly two-thirds of the respondents would prefer moderate growth in population, at a rate of 40-80 new people per year. Only 16 percent desire fast growth of more than 80 new people per year.

- An overwhelming 84 percent of respondents would like the Town of Elk Point to initiate steps towards attracting oil industry businesses and employees to the community. About 5 percent oppose promotion of oil activity by the town.

- Cross tabulations of satisfaction by demographics, desired size of population by demographics and desired growth of population by demographics did not yield any statistically significant results.

NEWSPAPER NOTICE ADVISING LOCAL RESIDENTS OF THE COMMUNITY SURVEY



NOTICE TO LOCAL RESIDENTS

REGARDING THE ELK POINT COMMUNITY IMPACT STUDY

Boxes Will Be Picked Up Wednesday, October 24/84

In late July, 1984 the Town of Elk Point initiated a community impact study. The primary goal of the study is to determine the potential effects of increased oil development activity on the community and to recommend courses of action that the Town might pursue. The project is being carried out by consultants with the assistance of local coordinators. A special steering committee, consisting of community residents and oil industry representatives, is overseeing the implementation of the project.

As part of the data collection phase, it is intended that a survey of area residents be carried out over the next two weeks. Survey questionnaires will be mailed to all local households. Your co-operation in completing the survey form and returning it to us will be appreciated. This is your opportunity to participate in the study!

Instructions for returning the survey forms will be included with the information mailed to you. If you do not receive a questionnaire, one may be picked up from the Town Office or obtained by contacting Leslie Keith at 724-4241 or Mary Bennett at 724-2456. Any questions you might have regarding the community survey, or about the community study in general, can be referred to either of these study coordinators.

ELK POINT COMMUNITY SURVEY

ELK POINT COMMUNITY SURVEY

This survey is being carried out as part of a community impact study commissioned by the Town of Elk Point. The primary goals of the study are to determine the potential effects of increased oil development activity on the local area, and to recommend courses of action that the community should pursue. Your responses to this questionnaire will be incorporated in the analysis carried out by the study team.

The questionnaire should be completed by an adult member of the household (18 years or older) and returned at your earliest convenience by dropping it in one of the designated containers at, Elk Point Co-op Grocery Store, Elk Point Town Hall, Frog Lake General Store, Sputinow General Store, Mike's M & M Heinsburg, Clandonald Groceries, Eastalta Co-op Dewberry, John Boy's General Store Derwent, Larson's Store Tulliby Lake or by mailing it to Box 372, Elk Point, TOA 1AO.

Boxes will be collected Wednesday, October 24th, 1984.

Your name and address are not required and your responses will therefore remain confidential.

If you have questions regarding the survey please contact Leslie Keith at 724-4241 or Mary Bennett at 724-2456.

Instructions. Please check (✓) the appropriate response.

1. Where do you live?
   Elk Point ....(1)
   Rural Area ....(2)
   Community other than Elk Point.....(3)

2. What is your sex?
   Male ....(1)
   Female ....(2)

3. What is your age?
   18 to 29 years ....(1)
   30 to 39 years ....(2)
   40 to 49 years ....(3)
   50 to 59 years ....(4)
   60 years or over ....(5)

4. How long have you lived in this area?
   0 to 2 years ....(1)
   3 to 5 years ....(2)
   6 to 10 years ....(3)
   More than 10 years ....(4)

5. How satisfied are you generally with the Town of Elk Point?
   Very satisfied ....(1)
   Satisfied ....(2)
   Dissatisfied ....(3)
   Very dissatisfied ....(4)

6. The Town of Elk Point currently has a population of approximately 1100. What size of population would you like to see for the community?
   Less than 1100 ....(1)
   1100 - 1500 ....(2)
   1500 - 2000 ....(3)
   2000 - 3000 ....(4)
   3000 - 5000 ....(5)
   More than 5000 ....(6)

7. Overall, what effect do you think the oil activity in this area will have on the way you live?
   Very Negative effect.......(1)
   Slightly negative effect...(2)
   No effect ....(3)
   Slightly Positive effect...(4)
   Very positive ....(5)

8. What type of growth would you like the town to experience?
   No growth, fine the way it is..........(1)
   Slow growth as in the past ....(2)
   (30 to 40 new people per year)
   Moderate growth (40 - 80 new people per year) ....(3)
   Fast growth (more than 80 new people per year) ....(4)

9. Do you think the town should be taking active steps to attract oil industry businesses and employees to the community?
   Yes ....(1)
   No ....(2)
   Not Sure ....(3)

10. Due to the oil development, population will grow. Growth generates opportunities for community changes. Please discuss, in the space provided below, changes you would like to see in this community.

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ELK POINT COMMUNITY SURVEY 1984

SURVEY TABULATIONS

        Where do you live?                      Number    Percent   Cumulative
----------------------------------------        ------    -------   ----------

                  1 = Elk Point                   55       44.0 %      44.0 %
                  2 = Rural Area                  41       32.8 %      76.8 %
                  3 = Other Community             25       20.0 %      96.8 %
                  0 =                              4        3.2 %     100.0 %
                                                ------    -------    -------
                   Total                         125      100.0 %     100.0 %

                   Missing cases = 0
                   Response percent = 100.0 %

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ELK POINT COMMUNITY SURVEY 1984

SURVEY TABULATIONS

        What is your sex?                       Number    Percent   Cumulative
----------------------------------------        ------    -------   ----------

                  1 = Male                        76       60.8 %      60.8 %
                  2 = Female                      47       37.6 %      98.4 %
                  0 =                              2        1.6 %     100.0 %
                                                ------    -------    -------
                   Total                         125      100.0 %     100.0 %

                   Missing cases = 0
                   Response percent = 100.0 %

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ELK POINT COMMUNITY SURVEY 1984

SURVEY TABULATIONS

        What is your age?                       Number    Percent   Cumulative
----------------------------------------        ------    -------   ----------

                  1 = 18 to 29                    23       18.4 %      18.4 %
                  2 = 30 to 39                    25       20.0 %      38.4 %
                  3 = 40 to 49                    26       20.8 %      59.2 %
                  4 = 50 to 59                    17       13.6 %      72.8 %
                  5 = 60 or over                  34       27.2 %     100.0 %
                                                ------    -------    -------
                   Total                         125      100.0 %     100.0 %

                   Missing cases = 0
                   Response percent = 100.0 %
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ELK POINT COMMUNITY SURVEY 1984

SURVEY TABULATIONS

How long have you lived in this area?         Number    Percent   Cumulative
---------------------------------------       ------    -------   ----------

                 1 = 0 to 2 years               15       12.0 %      12.0 %
                 2 = 3 to 5 years               16       12.8 %      24.8 %
                 3 = 6 to 10 years              15       12.0 %      36.8 %
                 4 = More than 10 yrs           79       63.2 %     100.0 %
                                              ------    -------     -------
                  Total                         125     100.0 %     100.0 %

                  Missing cases = 0
                  Response percent = 100.0 %

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ELK POINT COMMUNITY SURVEY 1984

SURVEY TABULATIONS

How satisfied generally with Elk Point?       Number    Percent   Cumulative
---------------------------------------       ------    -------   ----------

                 1 = Very satisfied             12        9.6 %       9.6 %
                 2 = Satisfied                  80       64.0 %      73.6 %
                 3 = Dissatisfied               28       22.4 %      96.0 %
                 4 = Very Dissatisf'd            4        3.2 %      99.2 %
                 0 =                             1        0.8 %     100.0 %
                                              ------    -------     -------
                  Total                         125     100.0 %     100.0 %

                  Missing cases = 0
                  Response percent = 100.0 %

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ELK POINT COMMUNITY SURVEY 1984

SURVEY TABULATIONS

What size of population for community?        Number    Percent   Cumulative
---------------------------------------       ------    -------   ----------

                 1 = Less than 1100              5        4.0 %       4.0 %
                 2 = 1100 - 1500                14       11.2 %      15.2 %
                 3 = 1500 - 2000                23       18.4 %      33.6 %
                 4 = 2000 - 3000                34       27.2 %      60.8 %
                 5 = 3000 - 5000                27       21.6 %      82.4 %
                 6 = More than 5000             19       15.2 %      97.6 %
                 0 =                             3        2.4 %     100.0 %
                                              ------    -------     -------
                  Total                         125     100.0 %     100.0 %

                  Missing cases = 0
                  Response percent = 100.0 %

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ELK POINT COMMUNITY SURVEY 1984

SURVEY TABULATIONS

     What effect of oil activity?                 Number    Percent   Cumulative
-------------------------------------------      ------    -------   ----------

                  1 = Very Negative                  3       2.4 %       2.4 %
                  2 = Slightly Neg                  14      11.2 %      13.6 %
                  3 = No effect                     25      20.0 %      33.6 %
                  4 = Slightly Pos                  43      34.4 %      68.0 %
                  5 = Very Positive                 38      30.4 %      98.4 %
                  0 =                                2       1.6 %     100.0 %
                                                ------    -------     -------
                   Total                           125     100.0 %     100.0 %

                   Missing cases = 0
                   Response percent = 100.0 %

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ELK POINT COMMUNITY SURVEY 1984

SURVEY TABULATIONS

 What type of growth would you like?              Number    Percent   Cumulative
-------------------------------------------      ------    -------   ----------

                  1 = No growth                      3       2.4 %       2.4 %
                  2 = Slow (30-40/yr)               20      16.0 %      18.4 %
                  3 = Moderate (40-80)              78      62.4 %      80.8 %
                  4 = Fast (80+ /yr)                20      16.0 %      96.8 %
                  0 =                                4       3.2 %     100.0 %
                                                ------    -------     -------
                   Total                           125     100.0 %     100.0 %

                   Missing cases = 0
                   Response percent = 100.0 %

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ELK POINT COMMUNITY SURVEY 1984

SURVEY TABULATIONS

Should town take steps re oil industry?           Number    Percent   Cumulative
-------------------------------------------      ------    -------   ----------

                  1 = Yes                          105      84.0 %      84.0 %
                  2 = No                             6       4.8 %      88.8 %
                  3 = Not Sure                      12       9.6 %      98.4 %
                  0 =                                2       1.6 %     100.0 %
                                                ------    -------     -------
                   Total                           125     100.0 %     100.0 %

                   Missing cases = 0
                   Response percent = 100.0 %

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APPENDIX A-4

ORGANIZATIONS CONTACTED

LIST OF ORGANIZATIONS CONTACTED DURING THE COURSE OF THE PROJECT

1. Oil Companies

    - AMOCO Canada Petroleum Company Ltd.
    - Murphy Oil Company Ltd.
    - Dome Petroleum Ltd.
    - Westmin Resources Ltd.
    - Pan Canadian Petroleum Ltd.
    - Sulpetro Ltd.

2. Volunteer Organizations and Clubs

    - Pioneer Circle
    - 4H Club
    - Ukrainian Dance Club
    - Elks Lodge
    - Eastern Star
    - Chamber of Commerce
    - Red Cross
    - Baptist Church
    - TOPS
    - Lion's Club

3. Businesses

    - Canadian Salt Company Ltd.
    - Elk Point Truss
    - Empress Restaurant
    - Toronto-Dominion Bank
    - Treasury Branch
    - St. Paul and District Co-op

4. Service Organizations

    - Town of Elk Point
        - Mayor
        - Town Administrator
        - Council
        - By-law Officer
    - Superintendent of Schools, County of St. Paul #19
    - School Principals
        - Elk Point Elementary School
        - F.G. Miller High School
    - Lakeland College (St. Paul)
    - Elk Point Hospital
    - Churches
    - R.C.M.P.

- Fire Department
- Family and Community Support Services (F.C.S.S.)
- Elk Point Tourism Association
- Alberta Tourism and Small Business (St. Paul)
- Alberta Agriculture, District Agriculturalist (St. Paul)
- Alberta Social Services and Community Health (St. Paul)
- Alberta Alcoholism and Drug Abuse Commission (St. Paul)
- Women's Crisis Services
  - Horizons (Bonnyville)
  - St. Paul and District Crisis Association
- Canada Employment Centre (St. Paul)
- Alberta Manpower (St. Paul)
- Alberta Recreation and Parks (Lac La Biche)